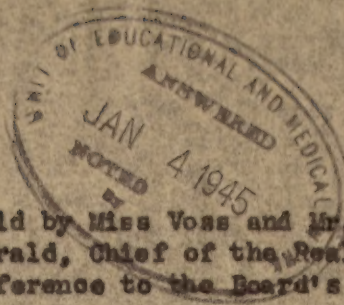


Mr. Moore Gates  
Miss Edna Voss  
Mr. L. H. Tribus

January 3, 1945.



A conference was held by Miss Voss and Mr. Tribus, as of today's date, with Mr. Clyde J. Fitzgerald, Chief of the Real Estate Branch of the Northwest Service Command, with reference to the Board's property at Haines, Alaska.

The following questions were considered:

(1) The question of a drainage ditch to drain off the surface waters caused by the Haines cut-off road crossing the Board's property. Mr. Fitzgerald stated that this matter was being satisfactorily worked out by Mrs. Elvira T. Maurstad, our resident head, and Mr. Victor Porlier, Commanding Officer of Chillicoet Barracks, and that the ditch was probably completed by this time. He also stated that the fences which the Government agreed to erect would be completed shortly and that the Government would also clear off all of the rubbish which it had left on the premises.

(2) The question of the Haines Military Cut-off Road. This road occupies about 14.6 acres and runs directly across the Board property. Mr. Fitzgerald stated that Commissioners are being appointed by the Federal Court of the Territory of Alaska to appraise all properties which had been occupied by the road, except those properties to which the purchase price had already been arranged between the Government and owner by stipulation. Since the Board, on advice of counsel, had not signed the stipulation, the Board will be in a position to receive the benefit of this appraisal. Mr. Tribus and Miss Voss concurred that it would be good policy to await the action of the Commissioners before taking any further legal action.

(3) The question of the five leases between the Board of National Missions and the Government of the United States. The following three leases will be cancelled by the Government, effective as of the end of February, 1945:

No. 1184  
1185  
1187

These leases cover the area occupied by the barracks. Mr. Fitzgerald stated that the buildings on the leased property will be sold at public auction and the buyers will be obligated to remove all buildings within thirty days. Upon failure so to do, the Government will remove the buildings at the expense of the buyer.

(4) Leases No. 1434 and 1435, the remaining two leases include a total of about 24 acres. Lease No. 1434 covers 22 acres of property which is known as the "Warehouse Area." Mr. Fitzgerald says the government has about \$500,000. worth of construction on this area alone. Lease No. 1435 covers 2 acres of land and is the area on which the tank farm is located. He also stated that within the next sixty days the War Department would issue a directive directing the Northwest Service Command to purchase the properties covered by these two leases at an approximate purchase price of \$100.00 per acre. He also stated that while the Board did not necessarily have to accept this figure, he doubted if it would be possible to get much more due to the fact that the government was basing its offer on the sale of similar property by Albert Stoney and wife at \$100.00 per acre. He did state, however, under the present War Relocation Act, a former land owner has first priority on resale of real property to purchase same at the price paid by the government for land and buildings.

LET/MT

L.H.Tribus



3  
January 5, 1945

TO: Mr. Tribus  
FROM: Miss Voss

Relative to Mr. Stabler's letter to you of January 1, asking that the Board set a figure which it considers a fair market value of the 14 6/10 acres of property at Haines comprising the Haines Military Cut Off Road, I would say that to do so does not seem to me consistent with the agreement we had with Mr. Fitzgerald, in which we say "Mr. Tribus and Miss Voss concur that it would be good policy to await the action of the commissioners (on appraisal) before taking any further legal action."

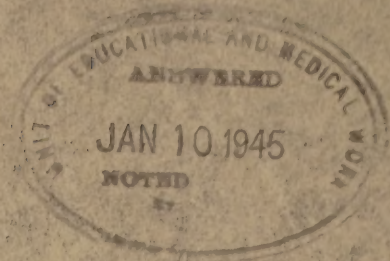
Is the \$2,000 you suggest to cover damage to the Board's property by having a road cut through it diagonally from corner to corner, or is it what you are suggesting we set as the value of the property only? We have already received \$1,000 from the Government as damage. This is supposed to cover the value of the timber cut and of the excavation of gravel from our property. It would seem to me that there are two types of damage here (1) that covered by the \$1,000 already paid and (2) that representing the damage to any property caused by cutting a road across it.

Edna R. Voss

ERV:rj



cc. to Miss Voss ✓  
Mrs. E. V. Maurstad



January 9, 1945

AIR MAIL

Mr. Howard D. Stabler  
Shattuck Building  
Juneau, Alaska

Dear Mr. Stabler:

A copy of your letter to Elvira T. Maurstad has been received. In reply thereto, please be advised that on January 3, 1945 Miss Voss and I conferred with Mr. Clyde J. Fitzgerald, Chief of the Real Estate Division of the Northwest Service Command.

Mr. Fitzgerald stated that unless we had not consented to the stipulation pursuant to which the sum of \$375. was awarded by the United States Government for our 14.6 acres that appraisers would be appointed and a value placed on this section by the appraisers, and then that in the event we did not agree with the appraisers we could appeal from the decision to the District Court. Your letter indicates that it is necessary first for us to file a claim and that thereafter, if our claim is not acceptable, appraisers will be appointed to fix the value. We, of course, at this end do not know which procedure is the one which should be followed, and you being our attorney in the matter, we will, of course, be guided by your decision.

Our opinion is that the 14.6 acres are worth in the neighborhood of \$1,000 for actual land value and another \$1,000 for the damage to our property. Indeed I might say that I feel that this latter amount is very conservative and would be glad to have your opinion with reference to same. However, we do not wish to place the Board in a position of being controversial with the Government or in any way hindering or impeding the war effort. All we desire is a fair and just return for that portion of our property which is gone.

Trusting I may hear from you in the near future, I am

Very truly yours,

Lucien H. Tribus  
Assistant General Counsel

LHT:DG



INTER-OFFICE CORRESPONDENCE

BOARD OF NATIONAL MISSIONS

TO Miss Goddard

FROM Miss Dawson

RE: Haines, Alaska

*Farmer's Cottage*

JAN 11 1945

NOTED

BY

DATE Jan. 10, 1945

In accordance with your memorandum of January 9th, I have increased the insurance to take care of the value of \$1800 - therefore, \$1800 insurance on building, and \$250 on contents, making a total of \$2050 now carried.

*NDawson*



Miss Dawson  
Miss Goddard

January 9, 1945

We have just received a letter from Mrs. Elvira Maurstad, the Executive of Haines House, enclosing a statement giving an up-to-date appraisal of the Farmer's Cottage. This appraisal gives the replacement value of the property as \$1,800. We would ask you to adjust the insurance accordingly.

Please attach this statement to the Property Appraisal blank which you hold.

Assistant in the Unit  
Educational and Medical Work

FIG:eh



Mr. Moore, Gates  
Miss Edna Voss  
Mrs. L. H. Tribus

C O P Y

January 3, 1945

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The following questions were considered:

(1) The question of a drainage ditch to drain off the surface waters caused by the Haines cut-off road crossing the Board's property. Mr. Fitzgerald stated that this matter was being satisfactorily worked out by Mrs. Elvira T. Maurstad, our resident head, and Mr. Victor Porlier, Commanding Officer of Chilicoot Barracks, and that the ditch was probably completed by this time. He also stated that the fences which the Government agreed to erect would be completed shortly and that the Government would also clear off all of the rubbish which it had left on the premises.

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No. 1184 ✓  
1185 ✓  
1187 ✓

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L. H. Tribus

LHT/MT



December 15, 1944

Edna R. Voss, Secretary  
Unit of Educational and  
Medial Work  
156 Fifth Avenue  
New York 10, N. Y.

Dear Miss Voss:

Mr. Fitzgerald was just into my office. He stated that the small buildings along the road on our property had been put up for sale and that as soon as they were sold the Government would terminate their leases on the property, plot #1. I asked him what agreement would be made with the Purchaser regarding the removal of the buildings sold. (There is danger of having all the debris left on the property.) He said that there would be a stipulated time for the removal of the buildings and all debris connected with it. The Government leases will be terminated in February. That would give anyone purchasing a house two months under the Government lease to move their house. Then because of the difficulty in getting labor and due to the fact that by then our winter will have set in, they will probably want two months extension on their own time, bringing it up into April when the weather should moderate enough to be able to clear the land. The Purchaser to pay the rental on the leases for the two extra months. This sounds reasonable but I did not committ myself to anything that the New York Office might do in the matter.

Regarding the other property, Mr. Fitzgerald stated that they do not want to sell the Garages, the Warehouses and the Tank Farm, nor the Oil Installations near the garages, they want us to sell this property to them.

Not long ago a large piece of property out the road across the road from our property, was sold for \$6000.00. There were several Government buildings on it. This buying of Haines property of course points to the fact that Haines Road is expected to be kept open and Haines developed. In that case our property will be very valuable. The Mission should get a good price for it. Part of this 22 acre plot is in the City limits.

The question was asked regarding a property appraisal, if it had been made this year, etc. I stated that it had and that you had the figures in the New York Office. By the time this letter arrives Mr. Fitzgerald will probably be in New York to see Mr. Tribus.

I spoke to them again about the drainage ditch on our property which had not been dug. They said that they would have it taken care of.

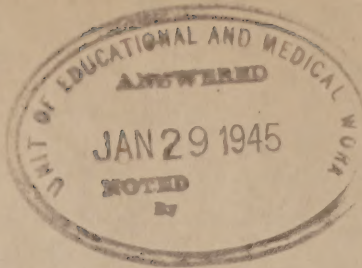
It is unfortunate that we do not have a local representative who knows real estate values and could handle our property affairs. Conditions change so rapidly, and will continue to do so for some time. There is a reason behind this desire to buy up large tracks of land with well built buildings on them. We shouldn't be missing anything that should be to our advantage.

Very sincerely yours

Elvira T. Maurstad  
Director, Haines House

Copy to Mr. Tribus





January 23, 1945

Howard D. Stabler  
Attorney At Law  
Shattuck Building  
Juneau, Alaska

Dear Mr. Stabler:

I think the selection of men which you have tentatively agreed upon to act as a board of commissioners, to fix the value of lands taken, should it be necessary, is very good. Mr. Shephard, however is not in town and probably will not be for some time. I would suggest the following names from which you might choose a substitute:

Wm. Johns  
Ross Hevel  
Ira M. Powell

I too think that Mr. Tribus' figures are reasonable and hope that the matter can be settled out of court. Should the case go to court and the District Attorney come to Haines in the interest of the Government, it would be well to have you here.

Very truly yours,

Elvira T. Maurstad  
Director, Haines House

cc. to Mr. Tribus  
Miss Voss



9

# INTER-OFFICE CORRESPONDENCE

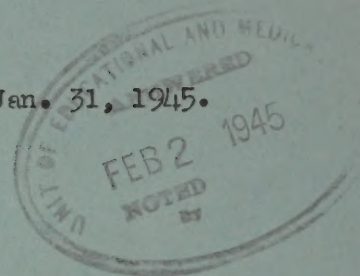
BOARD OF NATIONAL MISSIONS

TO Miss E. Voss

FROM L. H. Tribus

RE: Haines, Alaska - Lease Contracts

	DATE
No. W-3416-Eng.-1884	Jan. 31, 1945.
No. W-3416-Eng.-1885	
No. W-3416-Eng.-1887	



Please note that we have received from the War Department, notices dated Jan. 15, 1945, cancelling the above leases as of Feb. 28, 1945.

Acknowledgments of these notices have been signed by the Board and returned to them.

L.H. Tribus

MT



## MEMORANDUM FOR TREASURY

Board of National Missions

COPY FOR MISS GODDARD

FEB 6 1945

NOTED  
BY

Date Feb. 5, 1945

Amount \$ 24.00  
48.00  
24.00  
75.00

Remitter Office of the Finance Officer

Address APO No. 702 c/o Postmaster  
Minneapolis, Minn.

Donor

Address

Account to be Credited

Additional Information

Haines, Alaska Leases

✓ \$24.00 - Contract	W-3416-Eng-1184	Rental	10/1/44 - 12/31/44
✓ \$48.00 - "	W-3416-Eng-1185	"	" "
✓ \$24.00 - "	W-3416-Eng-1187	"	" "
✓ \$75.00 - "	W-3416-Eng-1434	"	" "

171

L.H.Tribus

MT



February 6, 1945

AIR MAIL

My dear Mrs. Maurstad:

Miss Windham has acknowledged your letter of January 29 in regard to repairs on the Farmer's Cottage which will be held for Miss Voss' attention upon her return. In the meantime we would like more information about the cottage.

We were surprised to note your reference to a new addition to the cottage making the garage into a large room suitable for living room or bed room. I am afraid the insurance company might question this as the insurance was paid on the basis of the actual bills and was supposed to cover just the necessary repairs to put the building back into its original condition. If, however, the cost was no greater than it would have been to repair the garage, then I presume there could be no objection.

Since this change has been made and since we do not have a floor plan for this cottage we would appreciate it if you would send a rough sketch showing the lay-out as it is at present and indicating what has been done in these recent repairs.

Very sincerely yours

Assistant in the Unit  
Educational and Medical Work

Mrs. Elvira Maurstad  
Haines House  
Haines, Alaska  
EHC:eh



C O P Y

February 12, 1945

Edna R. Voss, Secretary  
Unit of Educational and  
Medical Work  
156 Fifth Avenue  
New York 10, N. Y.

My dear Miss Voss:

On the morning of February 10, Mr. Wilbur Irving came to my office to ascertain what price the Board of National Missions would accept for the 22 acre tract which has the permanent buildings on it. I told him that I couldn't say what the Board would want for it, but that it had been valued at \$5500.00 making it \$250.00 per acre. As I do not know what price the Board might set on this acreage, I feel very handicapped in talking to a prospective buyer regarding it.

I have received the following information regarding the sale of property in Haines:

A tract of timbered land on the hillside sold for \$500.00 per acre.

A lot 50 by 150 sold for \$500.00. This lot is in direct line but across the street on the town side from our tract.

That a piece of property with barracks and garages on it sold for \$6000.00 a short time ago. This property covered 62 acres.

Our property should be more valuable than this because it has on it permanent warehouse, garages, oil installations, and building for refrigeration. Aside from that it is bounded on both sides by main highways and is a short hauling distance from the water and the docks.

I asked Mr. Irving if he were connected with the Irving Wing Ding Market in Juneau. He said he was. This store sells goods at low cost because first, they encourage buying in case lots; second, because they sell liquor. Mr. Irving says that he wants to put in a plant to manufacture Coco Cola. This would probably be all right and Haines certainly needs a new industry in the town but I think that this company might bear investigating. It might be embarrassing for us should they after becoming established, branch out in the liquor business. I personally wouldn't like to see this whole tract go to this company. Mr. Willis Booth or Mr. Faulkner if he has returned to Juneau would be a help in this investigation. I doubt Mr. Stabler would be of any help.

Very sincerely yours

(Signed) Elvira T. Maurstad



C O P Y

February 12, 1945

Edna R. Voss, Secretary  
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156 Fifth Avenue  
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Very sincerely yours

(Signed) Elvira T. Maurstad



123 2000 ✓  
Mr. Irving Paulkner  
Haines House

Haines, Alaska

Owned and operated by

Board of National Missions  
of the  
Presbyterian Church in the United States of America

Elvira T. Maurstad, Executive

UNITED STATES DEPARTMENT OF EDUCATIONAL AND MEDICAL  
FEB 19 1945  
note  
3/12/45  
L.H.T.

February 12, 1945

Edna R. Voss, Secretary  
Unit of Educational and  
Medical Work  
156 Fifth Avenue  
New York 10, N.Y.

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Very sincerely,

Elvira T. Maurstad



OF SERVICE

is a full-rate Telegram or Cablegram unless its deferred character is indicated by a suitable symbol above or preceding the address.

8 50

# WESTERN UNION

1201

(55).

SYMBOLS

DL = Day Letter

NL = Night Letter

LC = Deferred Cable

NLT = Cable Night Letter

Ship Radiogram

A. N. WILLIAMS  
PRESIDENT

The filing time shown in the date line on telegrams and day letters is STANDARD TIME at point of origin. Time of receipt is STANDARD TIME at point of destination

EAA584 25 DL PD=HAINES ALASKA 13 200P

EDNA R VOSS=

15 FEB 13 PM 8 04

:156 FIFTH AVE NYK=

REGARDING MR IRVING WE SHOULD GET AT LEAST TWO HUNDRED DOLLARS PER ACRE SUGGEST BOARD INVESTIGATE COMPANYS LIQUOR INTERESTS IN JUNEAU LETTER IN MAIL TODAY=

:ELVIRA T MAURSTAD.

*This was placed with the Tribune*

THE COMPANY WILL APPRECIATE SUGGESTIONS FROM ITS PATRONS CONCERNING ITS SERVICE.



*Miss Goddard*

C  
O  
P  
Y

February 15, 1945

AIR MAIL

Mr. Howard D. Stabler  
Shattuck Building  
Juneau, Alaska

Dear Mr. Stabler:

I enclose a copy of a telegram received from Mr. Wilbur Irving which is self-explanatory. I have telegraphed Mr. Irving to get in touch with you and have also written him as you will see by the enclosed copy of my letter. I am also enclosing a copy of a telegram just received from Mrs. Maurstad. Can you throw any light on her suggestion that the Board investigate the company's liquor interest in Juneau? If there is any connection, the Board would not wish to consider the offer. We will not sell any of our property to any concern dealing directly or indirectly in the manufacture, sale, or distribution of alcoholic beverages.

When you know the total amount of land involved in the offer and what the total purchase price would be and whether or not there is any unsatisfactory connection with the liquor interests, we should like your opinion regarding the acceptance of this offer. Upon receipt of your reply to the foregoing, I shall present the matter to the Board if the offer is one which it can consider.

Sincerely yours,

Lucien H. Tribus  
Assistant General Counsel

lht/dg  
encs.



C  
O  
P  
Y

February 14, 1945

15  
  
AIR MAIL

Mr. Wilbur Irving  
Coca Cola Plant  
Skagway, Alaska

Dear Mr. Irving:

This will acknowledge receipt of your telegram of February 11, 1945 offering \$200. per acre for certain of our property in Haines, Alaska. This is to advise you that we cannot decide such important matters by telegram. I have, therefore, written our attorney, Mr. Howard D. Stabler, and asked him to talk to you and ascertain the total amount of land desired, and the exact location of same. If your offer is acceptable, it will have to be presented to the Board of National Missions, and then we will arrange, if the the Board takes favorable action, for the signing of a written contract to be prepared by our attorney.

I would suggest that you see Mr. Stabler at your and his convenience and that you make him a specific offer in writing which he will transmit to this office together with his suggestions and information as our legal representative.

Very truly yours,

Lucien H. Tribus  
Assistant General Counsel

lht/dg



C' "ge to the account of

\$

CLASS OF SERVICE DESIRED	
TELEGRAPHIC	CABLE
DAY LETTER	URGENT RATE
NIGHT LETTER	DEFERRED
SPECIAL SERVICE	SHIP RADIOGRAM

Patrons should check class of service desired; otherwise the message will be transmitted as a telegram or ordinary cablegram.

# WESTERN UNION

1206-B

R. B. WHITE  
PRESIDENT

NEWCOMB CARLTON  
CHAIRMAN OF THE BOARD

J. C. WILLEVER  
FIRST VICE-PRESIDENT

CHECK
ACCOUNTING INFORMATION
TIME FILED

Send the following message, subject to the terms on back hereof, which are hereby agreed to

COLLECT

WILBUR IRVING  
COCA COLA PLANT  
SKAGWAY, ALASKA

PLEASE SEE HOWARD D. STABLER, OUR ATTORNEY, SHATTUCK BUILDING, JUNEAU RE YOUR OFFER.  
HAVE WRITTEN STABLER. LETTER FOLLOWS.

LUCIEN H. TRIBUS  
ASSISTANT GENERAL COUNSEL  
BOARD OF NATIONAL MISSIONS



Charge to the account of \_\_\_\_\_

CLASS OF SERVICE DESIRED	
AMERICAN	CABLE
DAY LETTER	ORDINARY
NIGHT LETTER	URGENT RATE
SPECIAL MESSAGE	DEFERRED
SPECIAL MESSAGE	NIGHT LETTER
SPECIAL MESSAGE	SHIP RADIOGRAM

Patrons should check class of service desired; otherwise the message will be transmitted as a telegram or ordinary cablegram.

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1206-B

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PRESIDENT

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CHAIRMAN OF THE BOARD

J. C. WILLEVER  
FIRST VICE-PRESIDENT

CHECK
ACCOUNTING INFORMATION
TIME FILED

Send the following message, subject to the terms on back hereof, which are hereby agreed to

BOARD OF NATIONAL MISSIONS PRESBYTERIAN CHURCH  
156 FIFTH AVE.  
NEW YORK, N. Y.

UNDERSTAND BUILDINGS ON YOUR LAND NOW IN PROCESS OF TERMINATION. I HAVE IN HAINES SIXTY ACRES ADJACENT YOURS KNOWN AS STONEY TRACT SOLD ONE HUNDRED DOLLARS ACRE STOP I OFFER YOU TWO HUNDRED DOLLARS ACRE IF YOU ACCEPT OFFER WILL ARRANGE MONEY TRANSFER. PLEASE ADVISE YOUR DECISION NITE LETTER COLLECT.

WILBUR IRVING



# Haines House

Haines, Alaska

Owned and operated by

Board of National Missions  
of the

Presbyterian Church in the United States of America



~~Elvira T. Maurstad~~, Executive

Elvira T. Maurstad

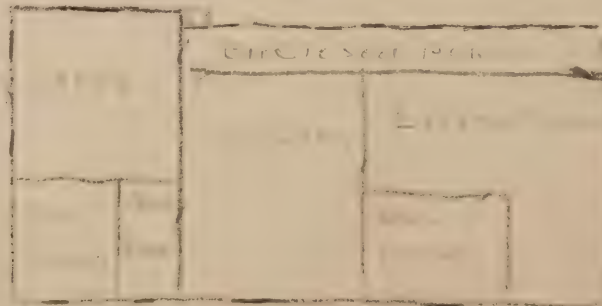
February 19, 1945

Florence M. Goddard  
Assis't in the Unit  
Educational and Medical Work  
156 Fifth Avenue  
New York 10, N.Y.

My dear Miss Goddard:

I am sorry that my statement regarding the Farmer's Cottage was misleading. The new part is the old garage rebuilt. This garage was attached to the main house in the position of a room. The plans for rebuilding it were made before I came and the work had been started. I did not see the old room which was a garage but they told me that the only difference was that the new room or garage was aligned with the main part of the building and the end wall made straight. Also that instead of a double garage door put on the room, a single door was put in. It had been decided that it would not be used as a garage anymore as it was too close to the house, but that it would be used as a storeroom. This room does not have a finished floor in it nor is it sealed in the inside. The studdings show just as in the garage. The thing I meant to say was that this garage could be finished on the inside so that it could be used for a livingroom or bedroom as many garages have been these days. This rebuilt garge occupies the same place as the old one did and is the same size as the old one except the straightening of the wall makes it look a slight bit larger. There isn't any change in the plan of the cottage. The cost was less than if we had made it into a garage. That would have meant double doors and hardware to match. As it is we took an old door and used it for the outside entrance.

When the garage was burned it also involved one wall of the end bedroom. This was repaired. Below is a floor plan of the cottage.



Sincerely,  
*Elvira T. Maurstad*  
Elvira T. Maurstad  
Director, Haines House



March 14, 1945

AIR MAIL

My dear Mrs. Maurstad:

Thank you for your letter of February 19 explaining about the rebuilding of the garage into an additional room for the Farmer's Cottage. Since no additional expense was involved we feel sure that there can be no question about this.

As Miss Voss has now authorized additional repairs on the cottage including the finishing of this room, we would be interested to know what changes if any you plan to make in the arrangement of the rooms. In your earlier letter you said this room might be either a living room or a bed room. According to the sketch the present arrangement seems rather awkward but you will probably make some adjustments to make it more convenient. It is not clear to us how you get into the bed room next to the bath room as it is at present, nor where the front and back entrances to the house are. We would appreciate another sketch which will answer these questions and show any new arrangement which you plan to make.

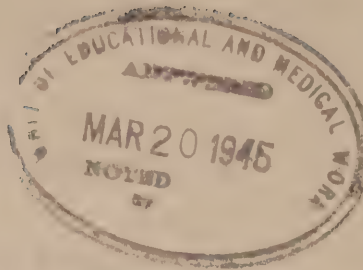
Very sincerely yours

Assistant in the Unit  
Educational and Medical Work

Mrs. Elvira T. Maurstad  
Haines House  
Haines, Alaska  
FMG:eh



March 19, 1945.



To - Miss Edna Voss

From - L. H. Tribus

Re - Haines, Alaska

You will recall our conference with Mr. Clyde J. Fitzgerald, an executive of the Real Estate Department of the Northwest Service Command, which took place on January 3, 1945, at which it was decided to await the decision of the Commissioners appointed to appraise the value of the 14.6 acres of land, which represents the acreage involved in that portion of the Haines cut-off highway.

We engaged Mr. Faulkner of Faulkner and Banfield to protect our interest in this matter. Mr. Faulkner, however, was unable to represent us in view of the fact that he left Alaska for the States, and therefore placed all matters pertaining to the Haines property in the hands of Howard D. Stabler, Esq., who has carried on the negotiations to date.

I enclose a copy of my memorandum of Jan. 3rd outlining the conference which we had with the chief of the Real Estate Branch of the Northwest Service Command, in order that you may refresh your recollection. Mr. Stabler, in a letter dated March 12, 1945, advises us that the Commissioners have fixed the sum of \$730.00 as the value of the 14.6 acres of land taken by the Government. A copy of his letter of March 12th is attached. In my opinion we should accept this sum as I believe it would be impractical to assume the cost of an appeal and jury trial.

The other offer which you and I discussed, namely, \$200.00 an acre, covers that portion of the Haines property embraced in Lease #1434, as set forth in the memorandum of January 3rd. We have had considerable correspondence back and forth concerning this offer, the latest information being that Mr. Irving intends to use one of the warehouses on our property as a wholesale warehouse principally for the storage of Coca Cola. However, Mrs. Maurstad is of the opinion that liquor may be stored there as well. For this reason we have withheld any further negotiations pending receipt of more accurate information.

I need your advice now as to my reply to Mr. Stabler to his letter of March 12th. In my opinion we should authorize him to accept the sum of \$730.00 as fixed by the Commissioners.

*Lucien H. Tribus*  
Lucien H. Tribus

LHT/MT

3  
Mr. Tribus

Miss Voss

March 20, 1945

ks  
This is approval of the sum of \$730.00 as the value of the 14.6 acres of land taken by the Government in Haines, Alaska for the cut-off highway. I had hoped that we would get a larger sum but as you say it would probably not pay us to appeal from the decision of the Commissioners who fixed this value.

Edna R. Voss, Secretary  
Unit of Educational and  
Medical Work

ERV EBH



C  
O  
P

Y March 12, 1945

Mr. L. H. Tribus  
Board of National Missions  
156 Fifth Ave., New York, N.Y.

Dear Mr. Tribus

The Commissioners appointed to appraise the value of 14.6 acres of land belonging to the Church at Haines, Alaska, taken for the Haines Cut Off Highway, have reported their findings and have fixed the sum of \$730. as the value of the land taken. This sum represents the bare value of the land actually taken, and does not include the tracts held under lease; and is exclusive of damages to other property, as such damages had previously been released by agreement in one of the leases.

Please advise me, at your earliest convenience, whether you wish to accept this sum; or whether you wish to appeal from the award and go before a jury.

I do not yet have anything to report on the Irving matter. Irving has offered \$200. an acre for 22 acres; but so far has not designated what 22 acres he wishes to buy. I will advise you further when he gives me this requested information.

The deal for the church property at Petersburg has been completed; and the deeds sent to Petersburg for recording. When they are returned, I will send them to you with my bill for services rendered in this transaction.

Awaiting your reply to the first and second paragraphs of this letter, I am

Very truly yours,

/s/ Howard D. Stabler

KS  
JAN 20 1945  
3  
Mr. Tribus  
Miss Voss

March 20, 1945

I fear I am stupid about that warehouse property at Haines. The last paragraph of your memorandum of January 3 means to me that the Government would authorize the Northwest Service Command to purchase Lease No. 1434 known as the "Warehouse Area" at an approximate price of \$100.00 per acre. As over against this we seem to have been considering a purchaser for this property at \$200.00 an acre. How can we sell property on which the Government has an option and has erected extensive buildings?

Edna R. Voss, Secretary  
Unit of Educational and  
Medical Work

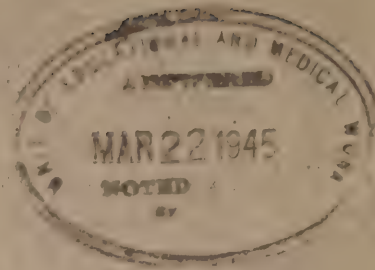
ERV EBH



cc. Miss Voss

Board of National Missions  
of the Presbyterian Church in the  
United States of America

156 Fifth Avenue, New York 10, N.Y.



March 21, 1945

AIR MAIL

Mr. Howard D. Stabler  
Shattuck Building  
Juneau, Alaska

Dear Mr. Stabler:

In reply to your letter of March 12, 1945, please be advised that this Board will accept the sum of \$730. in full payment of the value of the 14.6 acres of land taken for the Haines Cut Off Highway. I presume we will have to execute a formal acceptance of the finding of the Commissioners. Will you, therefore, forward me the necessary papers for execution by the proper officers of this Board, namely, the Vice President and Secretary.

I will be glad to have a further report on the Irving offer. I understand that there are large government warehouses erected on the property. I am wondering whether Mr. Irving is making arrangements with the Government to purchase these as I understand same are personal property even though erected on our land.

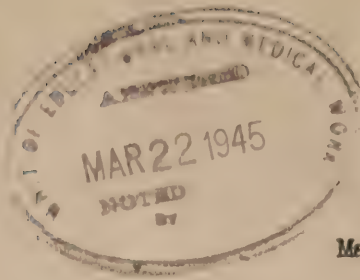
I will appreciate an early reply.

Very truly yours,

Lucien H. Tribus

Lucien H. Tribus  
Assistant General Counsel

lht/dg



*Prop  
Haines*

March 21, 1945.

To - Miss Edna Voss

From - Lucien H. Tribus

Re - Haines, Alaska

In answer to your memo of March 20th, the situation with regard to the Haines property at the moment is as follows:

Today I received from the Commanding General, Hq. Northwest Service Command, official request for release of the following lease contracts:

No. W-3416-Eng-1184 - Lots 4, 5, 6 and 7 Blk. 4  
No. W-3416-Eng-1185 - Lots 1 to 8, Blk. 5  
No. W-3416-Eng-1187 - Lots 2, 3, 4, and 5, Blk. 3

} *Barnes*

These leases have been cancelled as of Feb. 28, 1945 and I am having releases executed by Dr. Morse and will return at once.

There now remains in effect Lease No. W-3416-Eng-1134, as quoted in my former memorandum, which covers 22 acres of land known as the Warehouse Area, and Lease No. W-3416-Eng-1135, which covers 98,000 sq. ft., which I believe is the fuel storage area.

Mr. Fitzgerald, when he was here, indicated that the Government might issue a directive to purchase the property described in these two leases. However, we have never received a directive and therefore can consider negotiation for the sale of same, subject to the government leasehold. I would not advise, of course, entering into any contract until the matter had been cleared with the government. Anyone buying our land, would receive title to the land only and it would be necessary for the buyer to make separate terms with the government, either for the purchase of the warehouses or for their removal. The warehouses are not our property, the right to erect same having been expressly reserved in the land lease.

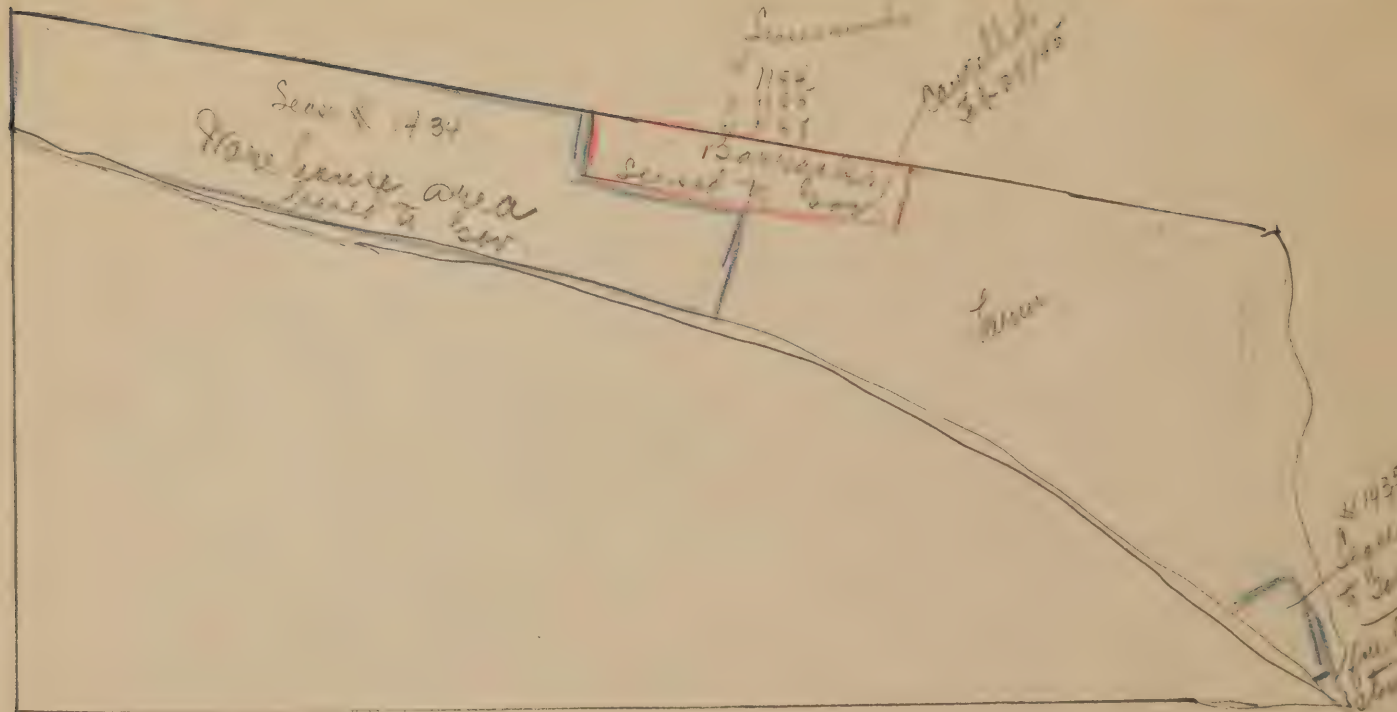
*Lucien H. Tribus*  
Lucien H. Tribus

LHT/MT



Haines

Section 7



✓  
165

INTER-OFFICE CORRESPONDENCE  
BOARD OF NATIONAL MISSIONS

Prop  
Haines

TO Miss Voss  
FROM Miss Goddard  
RE:

DATE March 23, 1945

Haines House  
Property Damage and Rental Account

Receipts

Rental receipts to date on property leased to Gov.	\$1,264.50	
Damage allowed for timber and gravel removed	<u>1,000.00</u>	\$2,264.50

Payments

Fees, telegrams, etc.	41.66	
Allocated to Rehabilitation	<u>1,627.41</u>	<u>1,669.07</u>
(Spent to date \$400.04)		
Balance Available		\$ 595.43 ←

*F. M. G.*

Assistant in the Unit  
Educational and Medical Work

FMG:eh





HOWARD STABLER  
Shattuck Building  
Juneau, Alaska

April 21, 1945

Mr. Lucien H. Tribus,  
Assistant General Counsel,  
Board of National Missions,  
Presbyterian Church of the USA,  
156 Fifth Ave.,  
New York, N. Y.

Dear Mr. Tribus:

Herewith enclosed is my check for \$286.25 in part settlement of your claim against the United States for lands taken at Haines, Alaska, for the Haines Cut Off Highway.

You were awarded \$730.00 by the Commissioners on the hearing at Haines, which I attended in your behalf. The sum of \$375.00 had been offered and deposited in court for the lands taken. Through my efforts you have been allowed \$355.00 in excess of what the government had offered and deposited.

I think 25% of the excess recovered is a reasonable fee for my work and expenses of the plane trip to Haines. The plane fare and expense was about \$35.00. Therefore, I have deducted 25% of \$355.00, which amounts to \$88.75. I have drawn down the \$375.00 deposited, and \$88.75 deducted therefrom leaves \$286.25.

We have a deficiency judgment for the remaining \$355.00 owing to you, and you should have this additional sum, without deductions, within a month or so.

I trust this is satisfactory to your principal. If not, please let me know at once.

With kindest personal regards, I am

Very truly yours,

HOWARD D. STABLER

P.S. Nothing further has been hereafter from Irving about his offer to buy Church land at Haines.

Rec'd 6/11/45  
+ Deduct 355.00  
374.88

# Haines House

Haines, Alaska

Owned and operated by

Board of National Missions  
of the

Presbyterian Church in the United States of America



Elvira T. Maurstad, Executive

April 30, 1945

Edna R. Voss, Secretary  
Unit Educational and Medical Work  
156 Fifth Avenue  
New York 10, N.Y.

Dear Miss Voss:

Erik Oslund would like to lease  
a lot on Block 3 lot 5 for oil installation. He  
wants a long time lease as he has on the other  
piece of ground which he leases at present.

Very sincerely yours,  
*Elvira T. Maurstad*  
Elvira T. Maurstad  
Director Haines House



Re Haines House.

Mrs M. letter 4/30/45 re lease to Eric Aslund

No record of lease at present time - Mr Aslund formerly had a lease which expired in May 1, 1943 - no renewal -

last lease was for only 1 year - 42-43

This apparently covered land in corner of Board property on shore -

This new lot is in property recently released by Gov. where <sup>Native</sup> village was -

Mr Terbus thinks we should not lease any property at present time.

If Mr Aslund has been using property during past 2 years he has done so without lease & owes us rent -

ask Mrs M. for full information -

Haines House

Mrs. W. letter 7/30/45 re  
barracks.

Mr. Jenkins knows nothing  
about this - suggest asking  
Mrs W. for more information  
by whose authority has this  
been assigned - should have  
word from Gov. representatives

This Mr Hamilton is apparently  
the teacher -

Jules



105  
and  
165  
May 3, 1945

AIR MAIL

My dear Mrs. Maurstad:

Last October 2 I wrote you about the old two-story structure in front of Haines House. Did you ever write a letter to the United States District Engineer's Office, or have any steps been taken locally by the owner to remove that eyesore?

Very sincerely yours,

Edna R. Voss, Secretary  
Unit of Educational and  
Medical Work

Mrs. Elvira T. Maurstad  
Haines House  
Haines, Alaska

ERV/BM

0015  
100  
AIRMAIL

October 2, 1944

My dear Mrs. Maurstad:

While I am holding your letter of September 6 for further word from you on our use of the buildings erected by the Army on Haines House property, I can answer your question about the old two-story structure in front of Haines House. It would seem to us here that a direct protest from you to the United States District Engineer's Office would be the most effective approach, you to send a copy of your letter to the District Engineer's Office to this office in order that we may follow it up with a strong letter from New York.

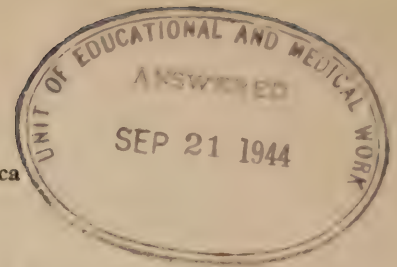
Very sincerely yours,

Edna R. Voss, Secretary  
Unit of Educational and  
Medical Work

Mrs. Elvira T. Maurstad  
Haines House  
Haines, Alaska  
ERV:vt



Haines House  
Haines, Alaska  
Owned and operated by  
Board of National Missions  
of the  
Presbyterian Church in the United States of America



XXXXXXXXXXXX  
Elvira T. Maurstad

September 6, 1944

Edna R. Voss, Secretary,  
Unit of Educational and Medical Work  
156 Fifth Avenue  
New York 10, New York

My dear Miss Voss:

I received your letter of August 31 regarding Haines House property taken over by the army. Sorry I am so in answering it. Mr. Shepard left Haines last week in his car to go over the highway to Fairbanks and probably not be back for a few days. Following is a report on the property.

1. Mr. Stoney said that it would only take a short ditch to drain off the water that was backed up onto the farm land when the road was put in. This has not been done as yet.
2. The fence has been put up on the side we use for farm land, woodland and pasture land.
3. There has been considerable destruction along the road but the opinion was that the payment of \$100.00 per acre would take care of that.
4. When Mr. Yaw was here we talked to Mr. Porlier warrent officer at Chilkoot Barracks regarding the possibilites of getting one of the barracks buildings. He thought at that time it was possible, but since then orders have changed and they are not to be released. I spoke to him the other day about getting one of the big garages for a gymnasium for Haines House. He said that they could be used for that where they were located but that it was impossible to move them because of theyway they were constructed.

Just now The Rev. McIntosh from St. Timothy's Mission at Tanacross, Alaska and his wife came in. He gave me a message from Colonel Tatem asking me if we would consider taking the three large ware houses on our property instead of the monthly rental of \$15.00. That he would be over on Wednesday. I will have more information for you after this visit. These buildings would make perfect gymnasiums.

Regarding the buildings, that is the two story structure in front of Haines House. This most certainly should be torn down. At present it is being used as a storehouse. I saw quite a few tire and other things going in there the other day. Would the protest to the U. S. District Engineer's Office go through the New York Office?

Sincerely yours,  
*Elvira T. Maurstad*  
Elvira T. Maurstad  
Director Haines House

249 for Mr. J. J. J. J. J.  
Board of National Missions  
of the Presbyterian Church in the  
United States of America

156 Fifth Avenue, New York 10, N. Y.

September 6, 1944

Edna R. Voss, Secretary  
Unit of Educational and Medical Work  
156 Fifth Avenue  
New York 10, New York

My dear Miss Voss:

I received your letter of August 31 regarding Haines House property taken over by the army. Sorry I am so slow in answering it. Mr. Shepard left Haines last week in his car to go over the highway to Fairbanks and probably not be back for a few days. Following is a report on the property.

1. Mr. Stoney said that it would only take a short ditch to drain off the water that was backed up onto the farm land when the road was put in. This has not been done as yet.

2. The fence has been put up on the side we use for farm land, woodland and pasture land.

3. There has been considerable destruction along the road but the opinion was that the payment of \$100.00 per acre would take care of that.

4. When Mr. Yaw was here we talked to Mr. Porlier, warrent officer at Chilkoot Barracks, regarding the possibilities of getting one of the barracks buildings. He thought at that time it was possible, but since then orders have changed and they are not to be released. I spoke to him the other day about getting one of the big garages for a gymnasium for Haines House. He said that they could be used for that where they were located but that it was impossible to move them because of the way they were constructed.

Just now the Rev. McIntosh from St. Timothy's Mission at Tenacross, Alaska and his wife came in. He gave me a message from Colonel Tatum asking me if we would consider taking the three large were houses on our property instead of the monthly rental of \$15. That he would be over on Wednesday. I will have more information for you after this visit. These buildings would make perfect gymnasiums.

Regarding the buildings, that is the two story structure in front of Haines House. This most certainly should be torn down. At present it is being used as a storehouse. I saw quite a few tire and other things going in there the other day. Would the protest to the U.S. District Engineer's Office go through the New York Office?

Sincerely yours,

Elvire T. Maursted  
Director Haines House



1945  
3  
May 9, 1945

AIR MAIL

My dear Mrs. Maurstad:

We have your letter of April 30 enclosing the copy of the letter signed by Joe Hamilton, Jr. as Government Representative. In your letter you speak of Mr. Hamilton as a Government teacher and we are wondering whether he has been given the authority to dispose of the buildings which were erected by the Government on the Haines House property. In Mr. Hamilton's letter he states that the Chilkoot Indian Association has assigned a certain building to the Board. Just what is the relation of the Chilkoot Indian Association to the Government property?

What would be the cost of moving and setting up the building and have you funds to take care of this? Also please give us a rough sketch of the property showing where you would place the play house if secured. You see we need further information about this before permission can be given to move the building to the Haines property.

Very sincerely yours

Edna R. Voss, Secretary  
Unit of Educational and  
Medical Work

Mrs. Elvira T. Maurstad  
Haines House  
Haines, Alaska  
ERV:eh

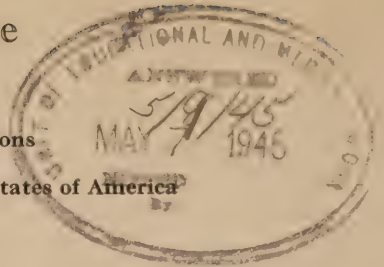
# Haines House

Haines, Alaska

Owned and operated by

Board of National Missions  
of the

Presbyterian Church in the United States of America



Elvira T. Maurstad, Executive

April 30, 1945

Edna R. Voss, Secretary  
Unit Educational and  
Medical Work  
156 Fifth Avenue  
New York 10, N.Y.

Dear Miss Voss:

Enclosed is a copy of a letter from Mr. Hamilton Government Teacher that a portion of one of the barracks which was used for a ware house has been assigned to us by the Chil-koot Indian Association.

May we have the permission of the Board to have this building moved down to the Haines House campus?

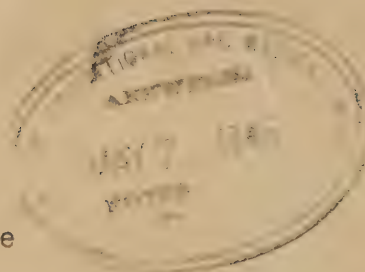
Very sincerely yours,

*Elvira T. Maurstad*  
Elvira T. Maurstad  
Director, Haines House

*Received and  
Haines House has funds to  
move + set up.  
Haines House*



COPY



Haines, Alaska  
April 4, 1945

Mrs. Elvira Maurstad  
Director of Haines House  
Haines, Alaska.

Dear Mrs. Maurstad:

To confirm our oral conversation, regard the need of another building that could be used as a recreation room and small shop for the boys away from the main buildings of the institution.

This matter has been taken up by the Chilkoot Indian Association, in consideration for the extension time which will be necessary to clean up the Mission Property the Association has assigned, the ware house nearest the highway, (this is about 60 feet of building) all materials supporting are included herewith.

The removal of the above is at you pleasure.

Yours sincerely,

Joe Hamilton Jr.  
Government Representative

*Joe Hamilton Jr.*

May 9, 1945

AIR MAIL

My dear Mrs. Maurstad:

We have consulted Mr. Tribus about the question of a lease for Erik Oslund raised in your letter of April 30. He reports no lease is in force at the present time. If Erik Oslund is using our property for oil storage he is doing so without a lease and should have paid rent since the former lease expired May 1, 1943. You speak of his having had a long-term lease, but the latest lease was for one year only, the year 42-43.

Please let us know whether he has been using the property since 1943, and if so take up with him the question of rent, \$5. a year I believe, for the past two years.

According to your letter we understand that he now wishes to lease a different piece of property in the plot formerly leased to the Government for barracks. Mr. Tribus questions the advisability of our leasing any of this property at the present time unless you urge this for some special reason. Mr. Tribus thinks that property valuation at Haines has increased and that if any leases are to be considered the rate should probably be raised.

Please bring us up to date on this.

Very sincerely yours

Edna R. Voss, Secretary  
Unit of Educational and  
Medical Work

Mrs. Elvira T. Maurstad  
Haines House  
Haines, Alaska  
EDV:eh



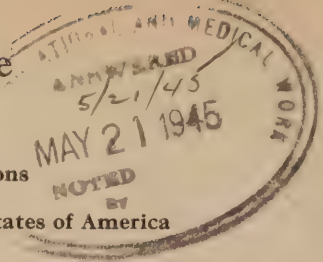
# Haines House

Haines, Alaska

Owned and operated by

Board of National Missions  
of the

Presbyterian Church in the United States of America



Elvira T. Maurstad, Executive

May 11, 1945

Edna R. Voss, Secretary  
Unit educational and Medical  
156 Fifth Avenue  
New York 10, N.Y.

Dear Miss Voss:

Answering your letter of May 3, regarding the disposition of the old two story structure in front of Haines House.

During the winter I went to see Mr. Sorrels regarding it and it's removal. He very emphatically stated that he did not agree to move the house or tear it down when he purchased it. However, Mr. Sheldon, a member of the Masonic Lodge, stated that it was sold under that agreement. Shortly after talking to Mr. Sorrels, the Government retired him from service and he went to the states. He said that he was coming back to set up a blacksmith shop in the house.

With the interest in the rehabilitative project, Shortage of staff, vacations, etc., I will admit that I have let this matter slide. However, I will get a letter off to the U. S. Engineers today.

Most sincerely,

*Elvira T. Maurstad*  
Elvira T. Maurstad  
Director, Haines House

May 11, 1946

United States District Engineer's Office  
Seattle, Washington

Colleague:

There is a two-story structure on the beach directly in front of Laines House, the Presbyterian Mission. This was purchased by the local Masonic Lodge some years ago, but because of the dilapidated condition it was in they discontinued using it. During the road construction period when there was a serious shortage, it was used to house some of the men. The men who lived in it said that they were worried for fear the house would collapse on them.

A short time afterward it was sold to Mr. Frank Correll of Rainier, Alaska, who said he thought it advisable to tear it down. Mr. Correll has been approached on the subject of tearing it down but refuses to do so.

This building is an eyesore and will soon be a menace to traffic passing by. What steps could be taken to impress upon Mr. Correll the necessity of tearing his word to tear down the building? Anything your office might do in this matter would be greatly appreciated.

Sincerely yours,

Elvira T. Laurstad  
Livestock, Rainier House



# Haines House

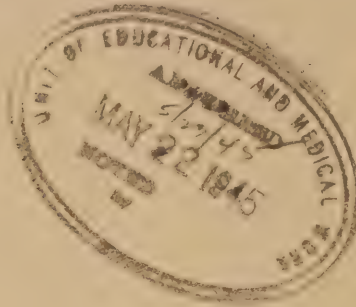
Haines, Alaska

Owned and operated by

Board of National Missions  
of the

Presbyterian Church in the United States of America

Elvira T. Maurstad, Executive



May 16, 1945

Edna R. Voss, Secretary  
Unit of Educational and  
Medical Work  
146 Fifth Avenue  
New York 10, N.Y.

Dear Miss Voss:

The Government turned all the Barracks used by the Construction Companies, over to the Office of Indian Affairs. These buildings were in turn given by the Office of Indian Affairs to the Klukwan and Haines Indians. In order to take care of the distribution of these buildings properly, the Chilkoot Indian Association was formed. Mr. J. Hamilton is the Principal in the Haines government school and is in charge of this project.

*Barracks.* One day I mentioned the fact that we could use one of the buildings. Mr. Hamilton took it up with the O.I.A. and they voted to give us one because we had not pressed them when they were not able to get the buildings off <sup>our property</sup> the first of April. They gave us the best constructed building in the group on our property. This building will have to be moved soon as possible as people are constantly going through the buildings taking whatever they can find that is loose.

*barracks* I was wondering where I was to get the money to have the building taken apart and moved on to our property (the buildings are portable). I thought about and prayed about it. Then last week an envelope was handed to me. On opening it I found a check for \$296.40 and a note from the Skagway Officers Club stating that they were closing the Club and had decided by a unanimous vote to divide their cash on hand between the Rius & Mission and ours. I rather felt that that was the answer to our question. However, should you feel that we should not have the building moved down, there are plenty other places to use the money.

*I am planning* I had planned to move the building to the piece of ground to the left of the tool shed, across from the boys' house. This piece of ground was used for the children's gardens last year but the soil is so very poor that nothing has grown properly in it. This would be the proper place for it as it would line up with the other buildings, be conveniently near the other buildings and still not near enough to be a fire hazard. I would put only a part of it there. The rest I would like to put up near the barn for a garage for our truck. Since it was decided that the garage would not be a part of the farmer's cottage, we do not have a garage large enough for a truck. It is now in the tool shop which doesn't leave room for much else.

Enclosed you will find a drawing of the proposed building plot of ground and its relationship to the other buildings.

~~This~~ building is about 60 ft. long. ~~I had planned to use~~ <sup>We will use</sup> 48 ft. of it for a recreation room and boys' work shop. A 10 ft. wide room <sup>will</sup> be partitioned off at one end for the ~~boys work room~~. The remaining 12 ft. of the original building <sup>will</sup> be built into a garage for the truck.

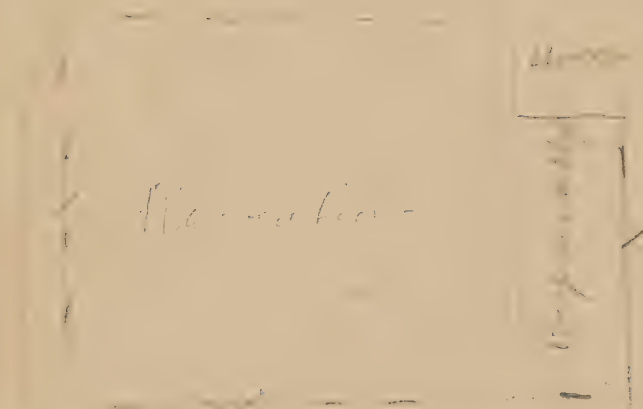
Most sincerely,

*Elvira T. Maurstad*  
Elvira T. Maurstad  
Director, Haines House

This building is one of the barracks on our property. It will cost about \$300.00 to move it on to the campus and set it up.



7 Main Garden



HAINES HOUSE

Haines, Alaska

From letter to Miss Voss from Mrs. Elvira T. Maurstad of  
Haines House of May 16, 1945

Edna R. Voss, Secretary  
Unit of Educational and  
Medical Work  
156 Fifth Avenue  
New York 10, N. Y.

Dear Miss Voss:

The Government turned all the Barracks used by the Construction Companies, over to the Office of Indian Affairs. These buildings were in turn given by the Office of Indian Affairs to the Klukwan and Haines Indians. In order to take care of the distribution of these buildings properly, the Chilkeet Indian Association was formed. Mr. J. Hamilton is the Principal in the Haines government school and is in charge of this project.

One day I mentioned the fact that we could use one of the barracks. Mr. Hamilton took it up with the C.I.A. and they voted to give us one because we had not pressed them when they were not able to get the buildings off our property by the first of April. They gave us the best constructed building in the group.

I was wondering where I was to get the \$300 estimated as the cost of having barracks taken apart and moved on to our property (the buildings are portable). I thought about and prayed about it. Then last week an envelope was handed to me. On opening it I found a check for \$296.40 and a note from the Skagway Officers Club stating that they were closing the Club and had decided by a unanimous vote to divide their cash on hand between the Pius X Mission and ours. I rather felt that that was the answer to our question.

I am planning to move the building to the piece of ground to the left of the tool shed, across from the boys' house. This piece of ground was used for the children's gardens last year but the soil is so very poor that nothing has grown properly in it. This would be the proper place for it as it would line up with the other buildings, be conveniently near the other buildings and still not near enough to be a fire hazard. I would put only a part of it there. The rest I would like to put up near the barn for a garage for our truck.

The building is about 60 ft. long. We will use 48 ft. of it for a recreation room and boys' work shop. A 10 ft. wide room will be partitioned off at one end for the shop. The remaining 12 ft. of the original building will be built into a garage for the truck.

Most sincerely,

(Signed) ELVIRA T. MAURSTAD

Director, Haines House



V  
160  
May 17, 1945

AIR MAIL

My dear Mrs. Maurstad:

On March 14 we wrote asking for further information about the remodeling of the Farmer's Cottage which Miss Voss had authorized. The sketch which you enclosed with your letter was not quite clear and we wanted more information as to the plans which you expected to follow. Since some mail has recently been lost in transit we fear that this also might have been lost and are, therefore, sending this second request.

We have also heard nothing from you in regard to the linoleum which Miss Voss authorized in her letter of March 16 and would ask you to let us have the revised estimate for the cost of providing linoleum for three rooms if you have been able to secure it.

Very sincerely yours

Assistant in the Unit  
Educational and Medical Work

Mrs. Elvira T. Maurstad  
Haines House  
Haines, Alaska  
FMG:eh

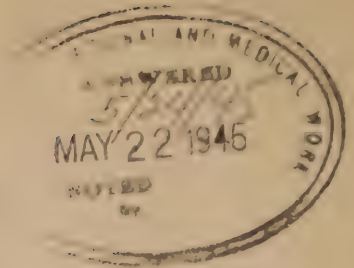
# Haines House

Haines, Alaska

Owned and operated by

Board of National Missions  
of the

Presbyterian Church in the United States of America



Elvira T. Maurstad, Executive

May 19, 1945

Miss Edna R. Voss, Secy.  
Unit of Education and Medical Work  
156 Fifth Avenue  
New York 10, New York

My dear Miss Voss:

I contacted Mr. Erik Oslund regarding the lease of the property on which the oil tanks stand. He states that in 1939 he took out a fifteen year lease with the Standard Oil Company for the tanks and Mr. Swets for the lease on the property. He was under the impression that the man who took care of his bookkeeping had paid the rent up to date. Checking through his files he was unable to locate a copy of the lease and the last receipt from the Board for payment on rentals was dated 1942. Mr. Oslund was very much disturbed to find the rentals were not paid up to date. He is very anxious to continue the lease, or prefers to buy the property, a strip of land 100 by 150 feet.

Enclosed is a money order for \$10 to cover rent for 1943 and 1944.

Very sincerely yours,

*Elvira T. Maurstad*

Elvira T. Maurstad  
Director, Haines House

ETM/o  
1 Encl.



EV #2 - May 19, 1945

I think that Mr. Tribus has the situation sized up very well and that rentals should be increased on new leases.

I would be interested to know if there are any new developments regarding the purchase of the twenty two acre tract by Mr. Irving for his Goco Cola plant.

I will keep you informed regarding any new developements in Haines real estate.

Very sincerely yours,

*Elvira T. Maurstad*

ETM/o

Elvira T. Maurstad

1/5  
Saw  
9

PMB  
Haines

May 21, 1945

My dear Mrs. Maurstad:

I am so glad that you have written the U. S. District Engineer's Office in Seattle about that old shack in front of Haines House. Here's hoping something can be done. Keep me posted.

Very sincerely yours,

Edna R. Voss, Secretary  
Unit of Educational and  
Medical Work

Mrs. Elvira T. Maurstad  
Haines House  
Haines, Alaska

ERV:ina  
Air Mail



Charge to the account of

\$

CLASS OF SERVICE DESIRED	
DOMESTIC	CABLE
TELEGRAM	ORDINARY
DAY LETTER	URGENT RATE
SERIAL	DEFERRED
NIGHT LETTER	NIGHT LETTER

Patrons should check class of service desired; otherwise the message will be transmitted as a telegram or ordinary cablegram.

# WESTERN UNION

1206

CHECK

ACCOUNTING INFORMATION

TIME FILED

A. N. WILLIAMS  
PRESIDENT

Send the following telegram, subject to the terms on back hereof, which are hereby agreed to

Mrs. Elvira T. Maurstad  
Haines House  
Haines, Alaska

FOR VICTORY  
BUY  
WAR BONDS  
TODAY

May 23, 1945

Delighted with gift of building from Chilkoot Indian Association. This authorizes use of providential and much appreciated gift from Skagway Officers for moving and setting up building.

Edna R. Voss

16  
2000  
From the Unit of Educational and Medical Work

May 24, 1945

10.00

Mrs. Elvira T. Maurstad

*Proper*  
*Haines*  
Haines House  
Haines, Alaska

Building Fund -- Property Rentals

Back rent from Erik Oslund from  
May 1, 1943 - May 1, 1945  
land used for oil storage tanks



165  
May 24, 1945

AIR MAIL

My dear Mrs. Maurstad:

In view of your letter of May 19 Miss Voss has asked me to again check our records concerning the lease to Mr. Erik Oslund for a piece of the Haines House property. Mr. Tribus reports that the only lease we have on file is one dated May 1, 1940 for one year from that date. This lease which was signed by Mr. Swets and Mr. Oslund was renewed by letter in 1941 and 1942 but there was no renewal for the year 1943-44.

Since we have two copies of this lease in our files we are sending one to you for your information and to discuss with Mr. Oslund. Please look over carefully the description of the piece of land covered by the lease and see if it is the same piece which he is now using. Then if you approve of our re-leasing this to him on the same terms, please let us know and we shall ask Mr. Tribus to draw up a new lease for one year from May first. The Board does not approve of issuing longer term leases.

We are depositing the money order which you enclosed which covers the rent for the past two years ending May 1, 1945.

Very sincerely yours

Assistant in the Unit  
Educational and Medical Work

Mrs. Elvira T. Maurstad  
Haines House  
Haines, Alaska  
FMG:eh  
Enc.

*means used  
letter answered  
4/26*

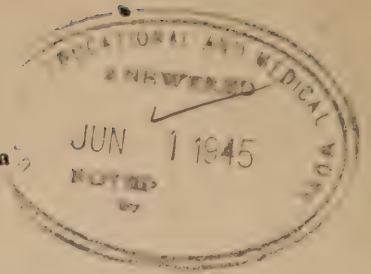
# Haines House

Haines, Alaska

Owned and operated by

Board of National Missions  
of the

Presbyterian Church in the United States of America



Elvira T. Maurstad, Executive

May 24, 1945

Edna R. Voss, Secretary  
Unit Educational and  
Medical Work  
156 Fifth Avenue  
New York 10, N.Y.

Dear Miss Voss:

On May 19, I wrote you about an article which appeared in the Juneau Daily Empire regarding the condemnation suit against 230.4 acres of Haines House property.

Tuesday May 22, Col. Hoar who is in charge of Engineers U.S.A.C. came with Mr. Fitzgerald and Lane to see me. We discussed this article in the paper. Mr. Fitzgerald and Lane seemed rather embarrassed about the way the article was worded. They said that the acreage involved was the entire length of the road and right of way, that it had nothing to do with the balance of Haines House property. I hope that this is the right explanation.

The Government surveyors have completed surveying the property. Mr. Fitzgerald said they were only interested in surveying the 22 acre plot and the 2 acre tank farm plot. That these two plots were up for sale.

Today Mr. M.E. Hanson, Spec. Agent of Security and Intelligence Branch Hdqrs. U.S.A.C. Whitehorse, called in regard to this article. He too seemed to think that there was something irregular about it. The government real estate dealings in Haines being under investigation they were trying to see if this dovetails in with information received regarding other properties. However, Col. Hoar and Mr. Hanson assured me that the interest of the Presbyterian Board of National Missions would be protected. I am hoping that this investigation will prove that everything is regular.

Very sincerely yours,

*Elvira T. Maurstad*  
Elvira T. Maurstad  
Director, Haines House



and  
2  
Pmk  
Haines  
May 25, 1945

My dear Mrs. Maurstad:

Immediately upon receipt of your letter of May 19 giving us some up-to-date information on the property situation at Haines I got in touch with Mr. Tribus' office to ask him to please send you copies of important property matters in order that you may have a background of knowledge of what our Property office is writing and doing. Mr. Tribus usually sends this office a copy of his letters relative to property matters but sometimes he slips up even here so I think it much better to ask him to keep you informed directly as he is supposed to do with this office.

Mr. Irving and his coca cola plant were turned down. We could not run any risk of the coca cola covering up something stronger!

Very sincerely yours,

Edna R. Voss, Secretary  
Unit of Educational and  
Medical Work

Mrs. Elvira T. Maurstad  
Haines, Alaska

ERV:ina

200-  
LS 5  
Mr. Tribus  
Miss Voss

May 25, 1945

Here is a letter from Mrs. Maurstad in which she brings us up to date on property matters from the point of view of Haines. You can see, however, that she is troubled by not knowing just what this office (yours and ours) is writing and making final decisions upon. This therefore is to ask that you keep Mrs. Maurstad thoroughly informed by sending her copies of letters relative to the property situation in Haines just as you do this office.

Please return Mrs. Maurstad's letter to us for our files.

Edna R. Voss, Secretary  
Unit of Educational and  
Medical Work

ERV:ina  
Att.

*P.S. - Would you want to answer her questions in this letter? I know she would much appreciate it ERV*



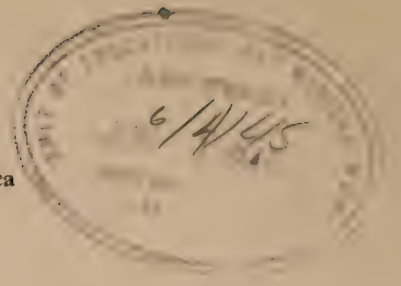
# Haines House

Haines, Alaska

Owned and operated by

Board of National Missions  
of the

Presbyterian Church in the United States of America



~~Edwin E. Knudson~~, Executive

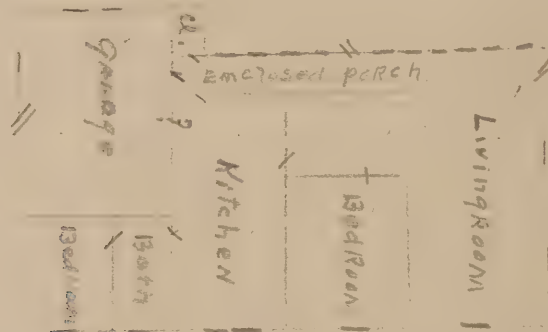
Elvira T. Maurstad

May 25, 1945

Florence M. Goddard  
Asst' in the Unit Educational  
and Medical Work  
156 Fifth Avenue  
New York 10, N.Y.

Dear Miss Goddard:

Below is a sketch of the farmer's cottage. There is no door between the old garage and the kitchen but one could be put in at any future time that it was found necessary.



- \ Doors
- Windows
- \ Outside doors
- ? Where door could be put in

Sincerely,

*Elvira T. Maurstad*  
Elvira T. Maurstad

Director Haines House

212  
1945  
B 1150  
Pugh  
Haines  
June 1, 1945

AIR MAIL

My dear Mrs. Maurstad:

I see from the copy of Mr. Tribus' letter to you which he sent down to this office that he took to heart my suggestion that you be kept informed.

My only comment is on his last paragraph in which he asks you to advise him immediately of any situation which you think needs his consideration. I suggest that you do that through this office since Mr. Tribus is away on the field quite a little and correspondence sometimes gets snowed under on his desk.

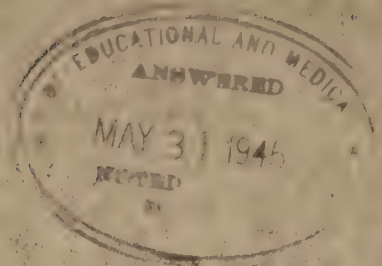
Very sincerely yours,

Edna R. Voss, Secretary  
Unit of Educational and  
Medical Work

Mrs. Elvira T. Maurstad  
Haines House  
Haines, Alaska  
To Haines  
OK

ERV:ina





May 29, 1945.

Miss Elvira T. Maurstad,  
Haines House,  
Haines, Alaska.

Dear Miss Maurstad:

Please accept my apologies in not having kept you fully posted. I thought I had done so but I find I have not given you a final summary in the matter of the government's action involving Tract A-101, the action being entitled "United States of America, Petitioner, vs. 230.4 acres of land, more or less, situate in the Territory of Alaska, and the Board of National Missions of the Presbyterian Church in the United States of America, Inc., et al., Defendants."

As you no doubt know from previous correspondence, we were represented in this action by Mr. Howard D. Stabler of Juneau, Alaska. The 230.4 acres represents the total acreage involved in the proceeding, only 14.6 acres of which were owned by the Board. We received as a result of an agreement, the sum of \$730.00 for these 14.6 acres. Of this amount \$355.00 has yet to be paid by the government but as we have a judgment for same Mr. Stabler advises us we will probably receive it by the end of June. The article which appeared in the Juneau paper was erroneous in that the words "et al." should have appeared after the name of the Board of National Missions, and secondly, the Board of National Missions was represented by counsel and was paid for its interest. This will no doubt clear up this situation.

Mr. Irving of the Coca-Cola people, offered us \$200 per acre for Tracts 2 and 3, which I understand total approximately 24 acres. Mr. Stabler made the offer on behalf of Mr. Irving but after giving it due consideration, we decided to refuse, feeling that land values would probably increase in Haines and we could get considerably more money.

In the future please be assured that I will keep you fully posted and in turn I trust that you will advise me immediately of any situation which you think needs our consideration. We rely to a great degree upon your fine judgment and I want to take this opportunity of thanking you for your businesslike way of handling matters.

With kind regards, I am

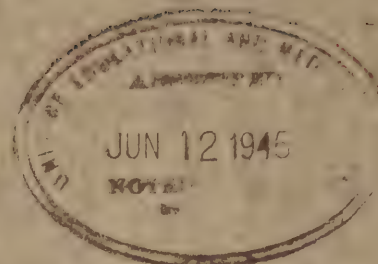
Sincerely yours,

Lucien H. Eribus  
Asst. General Counsel

Copy for Miss Voss

HOWARD D. STABLER  
Shattuck Building  
Juneau, Alaska

June 1, 1945



Mr. Lucien H. Tribus,  
Assistant General Counsel,  
Board of National Missions,  
Presbyterian Church in the USA,  
156 Fifth Avenue,  
New York, N. Y.

Dear Mr. Tribus:

Herewith enclosed is the District Court's registry check No. 346 in the sum of \$374.88, the same representing the balance, and interest, of the sum allowed by the Commissioners for Church lands taken at Haines, Alaska, for the Haines Cut Off Highway.

I believe this closes all business pending between us. It has been pleasant working with you. With kind personal regards, I am

Sincerely yours,

Howard Stabler



HOWARD D. STABLER  
Shattuck Building  
Juneau, Alaska

April 21, 1945

Mr. Lucien H. Tribus,  
Assistant General Counsel,  
Board of National Missions,  
Presbyterian Church of the USA,  
156 Fifth Avenue,  
New York, N. Y.

Dear Mr. Tribus:

Herewith enclosed is my check for \$286.25 in part settlement of your claim against the United States for lands taken at Haines, Alaska, for the Haines Cut Off Highway.

You were awarded \$730.00 by the Commissioners on the hearing at Haines, which I attended in your behalf. The sum of \$375.00 had been offered and deposited in court for the lands taken. Through my efforts you have been allowed \$355.00 in excess of what the government had offered and deposited.

I think 25% of the excess recovered is a reasonable fee for my work and expenses of the plane trip to Haines. The plane fare and expense was about \$35.00. Therefore, I have deducted 25% of \$355.00, which amounts to \$88.75. I have drawn down the \$375.00 deposited, and \$88.75 deducted therefrom leaves \$286.25.

We have a deficiency judgment for the remaining \$355.00 owing to you, and you should have this additional sum, without deductions, within a month or so.

I trust this is satisfactory to your principal. If not, please let me know at once.

With kindest personal regards, I am

Very truly yours,

Howard Stabler.

Mr. Tribus  
Miss Voss

June 4, 1945

Here is another letter from Mrs. Maurstad which crossed mine and yours to her which may be of interest to you. At least it is good to know that Mrs. Maurstad has won the friendship and interest of Col. Hoar and Mr. Hanson.

Edna R. Voss, Secretary  
Unit of Educational and  
Medical Work

ERV:ina

Att. copy



*Paul  
H. H.  
Farmer, C.*

June 4, 1945

AIR MAIL

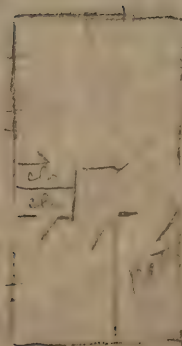
My dear Mrs. Maurstad:

Thank you for your letter of May 25 giving us the sketch of the Farmer's Cottage. We presume when you make the repairs on the cottage you will probably want to make some changes to add to the convenience. The entrance to the corner bedroom through the bath seems awkward and if the new room is to be a bedroom we wonder whether it might be possible to make a little hallway which would provide an entrance into the bathroom and into each bedroom without taking too much away from the new room. I do not know the sizes of these rooms nor what it would cost to make such a change but it might be worth looking into. My suggestion would be something like the sketch below.

Very sincerely yours

Assistant in the Unit  
Educational and Medical Work

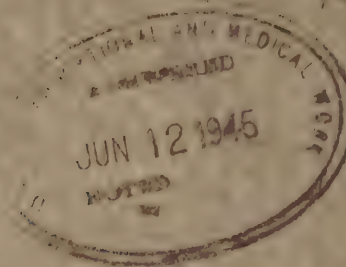
Mrs. Elvira T. Maurstad  
Haines House  
Haines, Alaska  
FMS:eh



Copy for Miss Voss

10

June 11, 1945.



Miss Elvira T. Maurstad,  
Haines House,  
Haines, Alaska.

Dear Miss Maurstad:

With further reference to the matter of sale of 14.6 acres of land taken by the U.S. Government for the Haines Cut Off Highway, would advise that we have now received from Mr. Howard Stabler of Juneau, Alaska, the balance of \$355.00 due on the \$730. sales price. This closes the transaction.

Sincerely yours,

L.H.T.

Lucien H. Trihus  
Asst. General Counsel

MT



5 V  
KC  
ADDRESS REPLY TO  
Commanding Officer  
Northwest Service Command  
APO 702, c/o Postmaster  
Minneapolis, Minn.

ARMY SERVICE FORCES  
HEADQUARTERS NORTHWEST SERVICE COMMAND  
and  
Office of the Division Engineer Northwest Division

Refer to File No SPNEN-R

16 June 1945

The Board of National Missions of the  
Presbyterian Church in the United  
States of America, Inc.  
156 Fifth Avenue  
New York, N.Y.

Attention: Mr. Lucien H. Tribus

Gentlemen:

Reference is made to conference in New York on 3 January 1945 between Mr. Clyde J. Fitzgerald of this office and officials of your organization concerning leases held by the Government covering land in the Presbyterian Mission Reserve near Haines, Alaska.

At that time the possibility of the Government's acquiring the land covered by Lease Contracts Nos. W-3416-Eng.-1434 and W-3416-Eng.-1435 was discussed. Due to the nature of the improvements erected on the sites by the Government under the existing lease contracts, it has been determined that acquisition in fee of the tracts is to the best interest of the Government and a directive has been issued to acquire the land.

There are inclosed option agreements covering Tract A-1 of 1.665 acres, now held under Lease Contract No. W-3416-Eng.-1435 and therein described as containing 98,000 square feet of land; and Tract A-2 of 25.172 acres, now held under Lease Contract No. W-3416-Eng.-1434 and therein described as containing 22 acres of land, more or less. The tracts have been recently surveyed by this office, which accounts for the difference in acreage shown in the lease contracts and the option agreements.

In line with the tentative agreement between Mr. Fitzgerald and your officials, the price of \$175.00 for Tract A-1 and \$2500.00 for Tract A-2 has been inserted in the option forms, said figures representing the appraised fair market value of the land as estimated by this office. It is believed that all factors of value, taking into consideration recent sales in the vicinity, were carefully analyzed in arriving at the present fair market value.

It is requested that all copies of the option forms be executed and returned to this office for further processing. Upon acceptance of the option by the Chief of Engineers, a completed form will be sent for your files.

There is also inclosed for your records and files, project map indicating the location of subject tracts in relation to the whole of the Reserve.

It is trusted that this matter will receive your prompt attention in order to avoid undue delay in consummating the transaction.

Very truly yours,

Joseph M. Morgan  
Captain, Corps of Engineers  
Chief, Real Estate Branch

(sgd)

3 Incls

1. Option, Tract A-1

2. Option, Tract A-2 (in quint.)



PROJECT Base Installation

Haines Cut-Off Road, Alaska

ARMY SERVICE FORCES

TRACT A-2

Corps of Engineers

CONTRACT NO. \_\_\_\_\_

VENDORS: The Board of National Missions of the Presbyterian Church in the United States of America, Inc.

OPTION FOR PURCHASE OF LAND

In consideration of One Dollar (\$1.00) and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the undersigned, hereinafter called the "Vendor," who represents that he is the owner of the property hereinafter described, hereby, for himself and his heirs, executors, administrators, successors, and assigns, agrees to convey to the United States of America, in accordance with the terms and conditions set forth below, the land, with the buildings and improvements thereon and all rights, hereditaments, easements, and appurtenances thereunto belonging, located near the Town of Haines, Territory of Alaska, bounded and described as follows:

25.172 acres of land, part of U.S. Survey No. 735, known as the Presbyterian Mission Reserve, near the Town of Haines, Alaska, which tract may be more particularly described as follows:

BEGINNING at the Northwest Corner (Corner No. 4) of said U.S. Survey No. 735;

THENCE along the North line of said U.S. Survey No. 735, S. 80°50' E. 1700 feet to a point;

THENCE S. 9°11' W. 230.00 feet to a point;

THENCE S. 77°40' E. 1478.00 feet to a point;

THENCE S. 12°20' W. 340 feet, more or less, to a point in the North right-of-way line of the Haines Cut-off Military Road;

THENCE in a westerly direction along the North right-of-way line of the Haines Cut-Off Military Road to the West line of said U.S. Survey No. 735;

THENCE along the West line of said U.S. Survey No. 735, N. 9°11' E. 312 feet, more or less, to the place of beginning, and being part of the land described in the patent designated as Juneau 01315, from the United States of America to the Board of Home Missions of the Presbyterian Church in the United States of America dated 16 September 1912 and now of record in Vol. 9, pages 33-34 of the deed records at Skagway, Alaska.



and the Vendor agrees to convey to the United States, as hereinafter provided, a valid, indefeasible fee simple title to said land, subject only to the following rights outstanding in third parties, namely:

No exceptions

The Vendor excepts and reserves only the following rights and interests in the above described property, namely:

No reservations

The terms of this option are as follows:

(1) The purchase price of said land is to be the Sum of Twenty Five Hundred Dollars (\$2500.00) payable as soon as the United States has accepted this option and has had a reasonable time within which to secure and examine the evidence of title to said land and to obtain the necessary approval of title; provided that the Vendor can execute and deliver to the United States a good and sufficient general warranty deed conveying said land, with the hereditaments and appurtenances thereunto belonging, to the United States of America in fee simple, free from all liens and encumbrances and shall quit-claim to the United States and its assigns all right, title, or interest which the Vendor may have in the banks, beds, and waters of any streams opposite to or fronting upon said land, and in any alleys, roads, streets, ways, strips, gores, or railroad rights of way abutting or adjoining said land, and in any means of ingress or egress appurtenant thereto, said conveyance to be subject only to such outstanding easements or estates as may be set forth above; provided, however, that conveyances by states, municipal corporations, fiduciaries, and persons acting solely in a representative capacity need not contain general warranty covenants if otherwise acceptable and satisfactory to the United States.

(2) It is the intention of the Vendor and he hereby agrees that this option may be accepted by the United States through any duly authorized representative, by delivering, mailing, or telegraphing a notice of acceptance to the Vendor at the address stated below, at any time within three (3) month(s) from the date hereof.

(3) It is understood that the United States is to defray the expenses incident to the preparation of the deed to the United States and the abstract or certificate of title; provided, however, that the Vendor will deliver to the representatives of the United States any abstracts, certificates of title, or muniments of title available or in his possession.

(4) The Vendor agrees that all taxes, assessments, and encumbrances which are a lien against the land at the time of the conveyance to the United States shall be satisfied of record by the Vendor at or before the



transfer of title and, if the Vendor fails to do so, the United States may pay any taxes, assessments, and encumbrances which are a lien against the land; that the amount of such payments shall be deducted from the purchase price of the land; at the request of the United States by its authorized representative and without prior payment or tender of the purchase price, he will execute and deliver the general warranty deed hereinabove provided for conveying to the United States the land herein described; that he will pay the documentary revenue stamp tax and obtain and record such other evidence of title as may be required by the United States; it being understood that the Government will pay the fee for recordation of the deed to the United States.

(5) The Vendor agrees that loss or damage to the property by fire or acts of God shall be at the risk of the Vendor until the title to the land and deed to the United States have been accepted by the United States through its duly authorized representative, or until the right of occupancy and use of the land, as hereinbelow provided for, has been exercised by the United States; and in the event that such loss or damage occurs, the United States may, without liability, refuse to accept conveyance of title, or it may elect to accept conveyance of title to such property, in which case there shall be an equitable adjustment of the purchase price.

(6) The Vendor agrees that the United States may, at its election, and notwithstanding the prior acceptance of this option, acquire title to said land or any portion thereof or any interest therein, by condemnation or other judicial proceedings, in which event the Vendor agrees to cooperate with the United States in the prosecution of such proceedings and also agrees that the consideration hereinabove stated shall be the full amount of the award of just compensation inclusive of interest for the taking of said land and that any and all awards of just compensation that may be made in the proceeding to any defendant shall be payable and deductible from the said amount and that said consideration shall also be in full satisfaction of any and all claims of the Vendor for the payment of the right of occupancy and use hereinafter provided for in Paragraph (7).

(7) As additional consideration for the payment of the purchase price hereinabove set forth, the Vendor hereby grants to the United States the right of immediate occupancy and use of the land hereinabove described for any purpose whatsoever from and after the acceptance by the United States of this option until such time as said land is conveyed to the United States by the Vendor as hereinabove provided, and upon demand the Vendor will immediately vacate the property and deliver possession to the United States.

(8) It is agreed that the spouse, if any, of the Vendor by signing below agrees to join in any deed to the United States and to execute any instrument deemed necessary to convey to the United States any separate or community estate or interest in the contracted property or to relinquish and release any dower, courtesy, homestead, or other rights or interest of such spouse therein.



(9) The above description of the real estate is subject to such modifications as may be necessary to conform to survey (if any) made by the agents of the United States.

(10) The Vendor represents and it is a condition of acceptance of this option, that no Member of or Delegate to Congress, or Resident Commissioner, shall be admitted to or share any part of this option, or to any benefits that may arise therefrom; but this provision shall not be construed to extend to any contract if made with a corporation for its general benefit.

(11) Wherever the context thereof requires, the singular number as used herein shall be read as plural, and the masculine gender as feminine or neuter.

(12) All terms and conditions with respect to this option are expressly contained herein and the Vendor agrees that no representative or agent of the United States has made any representation or promise with respect to this option not expressly contained herein.

SIGNED, SEALED AND DELIVERED this \_\_\_\_\_ DAY OF \_\_\_\_\_, 194\_\_\_\_\_

WITNESSES:

\_\_\_\_\_  
THE BOARD OF NATIONAL MISSIONS OF THE PRESBYTERIAN  
CHURCH IN THE UNITED STATES OF AMERICA, INC.

By: \_\_\_\_\_ (Seal)

VENDOR

NOTICE OF EXERCISE OF OPTION IS TO BE SENT TO:

\_\_\_\_\_  
(Name)

\_\_\_\_\_  
(Address)

WASHINGTON, D.C.

Date: \_\_\_\_\_

The offer of the Vendor contained in this option is hereby accepted for and on behalf of the United States of America.

WITNESS:

By \_\_\_\_\_ Contracting Officer  
Office of the Chief of Engineers

ARMY SERVICE FORCES

PROJECT Base?Installation

Corps of Engineers

Haines Cut-Off Road, Alaska

TRACT A-1

CONTRACT NO. \_\_\_\_\_

VENDORS: The Board of National Missions of the Presbyterian Church in the United States of America, Inc.

OPTION FOR PURCHASE OF LAND

In consideration of One Dollar (\$1.00) and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the undersigned, hereinafter called the "Vendor," who represents that he is the owner of the property hereinafter described, hereby, for himself and his heirs, executors, administrators, successors, and assigns, agrees to convey to the United States of America, in accordance with the terms and conditions set forth below, the land, with the buildings and improvements thereon and all rights, hereditaments, easements, and appurtenances thereunto belonging, located near the Town of Haines, Territory of Alaska, bounded and described as follows:

1,665 acres of land, part of U.S. Survey No. 735, known as the Presbyterian Mission Reserve, which tract may be more particularly described as follows:

BEGINNING AT A point on the East right-of-way line of the local road connecting Chilkoot Barracks and the Town of Haines, Alaska, which road traverses the East line of said U.S. Survey No. 735, from which point of beginning the Northeast corner of U.S. Survey 735 ( United States Location Monument No. 573) bears N.  $2^{\circ}42'35''$ E. 1311.94 feet;

THENCE N.  $87^{\circ}07'W$ . 264.00 feet to a fence post;

THENCE S.  $28^{\circ}27'W$ . 124.08 feet to a fence post in Northeast right-of-way line of the Haines Military Cut-Off Road;

THENCE along the Northeast right-of-way line of the Haines Military Cut-Off Road S.  $49^{\circ}21'30''E$ . 330.00 feet;

THENCE N.  $40^{\circ}38'30''E$ . 150.00 feet to a point in the West right-of-way line of the local road connecting Chilkoot Barracks and the Town of Haines, Alaska;

THENCE along the West right-of-way of said local road N.  $7^{\circ}19'30''W$ . 198.56 feet to the place of beginning, and being part of the land described in the patent designated as Juneau 01315, from the United States of America to the Board of Home Missions of the Presbyterian Church in the United States of America, dated 16 September 1912 and now of record in Vol. 9, pages 33-34, of the deed records at Skagway, Alaska.



and the Vendor agrees to convey to the United States, as hereinafter provided, a valid, indefeasible fee simple title to said land, subject only to the following rights outstanding in third parties, namely:

No exceptions

The Vendor excepts and reserves only the following rights and interests in the above described property, namely:

No reservations

The terms of this option are as follows:

(1) The purchase price of said land is to be the sum of One Hundred Seventy-five dollars (\$175.00) payable as soon as the United States has accepted this option and has had a reasonable time within which to secure and examine the evidence of title to said land and to obtain the necessary approval of title; provided that the Vendor can execute and deliver to the United States and good and sufficient general warranty deed conveying said land, with the hereditaments and appurtenances thereunto belonging, to the United States of America in fee simple, free from all liens and encumbrances and shall quitclaim to the United States and its assigns all right, title, or interest which the Vendor may have in the banks, beds, and waters of any streams opposite to or fronting upon said land, and in any alleys, roads, streets, ways, strips, gores, or railroad rights of way abutting or adjoining said land, and in any means of ingress or egress appurtenant thereto, said conveyance to be subject only to such outstanding easements or estates as may be set forth above; provided, however, that conveyances by states, municipal corporations, fiduciaries, and persons acting solely in a representative capacity, need not contain general warranty covenants if otherwise acceptable and satisfactory to the United States

(2) It is the intention of the Vendor and he hereby agrees that this option may be accepted by the United States through any duly authorized representative, by delivering, mailing, or telegraphing a notice of acceptance to the Vendor at the address stated below, at any time within three (3) month(s) from the date hereof.

(3) It is understood that the United States is to defray the expenses incident to the preparation of the deed to the United States and the abstract or certificate of title; provided, however, that the Vendor will deliver to the representatives of the United States any abstracts, certificates of title, or muniments of title available or in his possession.

(4) The Vendor agrees that all taxes, assessments, and encumbrances which are a lien against the land at the time of the conveyance to the United States shall be satisfied of record by the Vendor at or before the transfer.



of title and, if the Vendor fails to do so, the United States may pay any taxes, assessments, and encumbrances which are a lien against the land; that the amount of such payments shall be deducted from the purchase price of the land; at the request of the United States by its authorized representative and without prior payment or tender of the purchase price, he will execute and deliver the general warranty deed hereinabove provided for conveying to the United States the land herein described; that he will pay the documentary revenue stamp tax and obtain and record such other evidence of title as may be required by the United States; it being understood that the Government will pay the fee for recordation of the deed to the United States.

(5) The Vendor agrees that loss or damage to the property by fire or acts of God shall be at the risk of the Vendor until the title to the land and deed to the United States have been accepted by the United States through its duly authorized representative, or until the right of occupancy and use of the land, as hereinbelow provided for, has been exercised by the United States; and in the event that such loss or damage occurs, the United States may, without liability, refuse to accept conveyance of title, or it may elect to accept conveyance of title to such property, in which case there shall be an equitable adjustment of the purchase price.

(6) The Vendor agrees that the United States may, at its election, and notwithstanding the prior acceptance of this option, acquire title to said land or any portion thereof or any interest therein, by condemnation or other judicial proceedings, in which event the Vendor agrees to cooperate with the United States in the prosecution of such proceedings and also agrees that the consideration hereinabove stated shall be the full amount of the award of just compensation inclusive of interest for the taking of said land and that any and all awards of just compensation that may be made in the proceeding to any defendant shall be payable and deductible from the said amount and that said consideration shall also be in full satisfaction of any and all claims of the Vendor for the payment of the right of occupancy and use hereinafter provided for in Paragraph (7).

(7) As additional consideration for the payment of the purchase price hereinabove set forth, the Vendor hereby grants to the United States the right of immediate occupancy and use of the land hereinabove described for any purpose whatsoever from and after the acceptance by the United States of this option until such time as said land is conveyed to the United States by the Vendor as hereinabove provided, and upon demand the Vendor will immediately vacate the property and deliver possession to the United States.

(8) It is agreed that the spouse, if any, of the Vendor by signing below agrees to join in any deed to the United States and to execute any instrument deemed necessary to convey to the United States any separate or community estate or interest in the contracted property or to relinquish and release any dower, courtesy, homestead, or other rights or interest of such spouse therein.



(9) The above description of the real estate is subject to such modifications as may be necessary to conform to survey (if any) made by the agents of the United States.

(10) The Vendor represents and it is a condition of acceptance of this option, that no Member of or Delegate to Congress, or Resident Commissioner, shall be admitted to or share any part of this option, or to any benefits that may arise therefrom; but this provision shall not be construed to extend to any contract if made with a corporation for its general benefit.

(11) Wherever the context thereof requires, the singular number as used herein shall be read as plural, and the masculine gender as feminine or neuter.

(12) All terms and conditions with respect to this option are expressly contained herein and the Vendor agrees that no representative or agent of the United States has made any representation or promise with respect to this option not expressly contained herein.

SIGNED, SEALED AND DELIVERED this \_\_\_\_\_ DAY of \_\_\_\_\_, 194\_\_\_\_\_.

WITNESSES:

\_\_\_\_\_  
\_\_\_\_\_

THE BOARD OF NATIONAL MISSIONS OF THE PRESBY-  
TERIAN CHURCH IN THE UNITED STATES OF AMERICA,  
INC.

By: \_\_\_\_\_ (SEAL)

VENDOR

NOTICE OF EXERCISE OF OPTION IS TO BE SENT TO:

\_\_\_\_\_ (Name)

\_\_\_\_\_ (Address)

\_\_\_\_\_  
\_\_\_\_\_

WASHINGTON, D.C.

Date:

The offer of the Vendor contained in this option is hereby accepted for and on behalf of the United States of America.

WITNESS:

\_\_\_\_\_

By \_\_\_\_\_ Contracting Officer  
Office of the Chief of Engineers

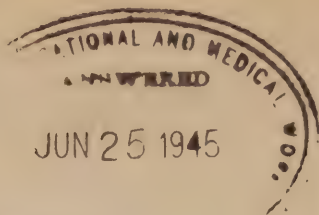
# Haines House

Haines, Alaska

Owned and operated by

Board of National Missions  
of the

Presbyterian Church in the United States of America



Elvira T. Maurstad, Executive

June 20, 1945

Miss Florence M. Goddard, Assistant  
Unit Educational and Medical Work  
156 Fifth Avenue  
New York, 10, N.Y.

Dear Miss Goddard:

In reply to your letter of May 24th, we have checked both with Mr. Erik Oslund and Mrs. Maurstad about the renewing of Mr. Oslund's lease for a piece of the Haines House property. Mr. Oslund said he would like it as long as he can have it and Mrs. Maurstad approves it for the year May 1, 1945 to May 1, 1946.

We will be happy to have Mr. Tribus draw up a new lease for this term and send it to us for Mr. Oslund's signature.

We are sorry about the delay, but with Mrs. Maurstad on vacation things are slowed up.

Sincerely yours,

*Olive Fisher*

Office Assistant



June 22, 1945

MEMORANDUM

To : Mr. Tribus  
From : Miss Voss

Commenting on the letter of June 16 to you from Mr. Joseph M. Morgan, Captain, Corps of Engineers, Chief, Real Estate Branch, relative to payments by the Government for tracts of land on the Haines property now leased by the Government, I would say that \$175 for tract A-1 of 1.665 acres and \$2,500 for tract A-2 for 25.172 acres are too low. The first works out, according to my arithmetic, at \$106 an acre, the second to \$103 an acre. In view of probable developments at Haines when the Dalton Highway is opened for civilian use, it would seem to me too bad for the Board to lose this large tract of land for so little return.

Moreover I am much disturbed over the fact that the Government can sell this property to anyone at a huge profit, and the "anyone" may be those liquor dealers in Juneau who earlier made us an offer. I understood fully the drastic measures which the Government had to take when Alaska was threatened by Japan, but Alaska is no longer a war zone and it seems high-handed and anything but democratic for the Government to build such expensive structures on our land as to make it impossible for us to buy the land back when it is no longer needed by the Government. Isn't there something we can do to prevent this?

Edna R. Voss, Secretary  
Unit of Educational and  
Medical Work

ERV:ina

sent  
Haines  
Mr. Tribus  
Miss Goddard

June 25, 1945

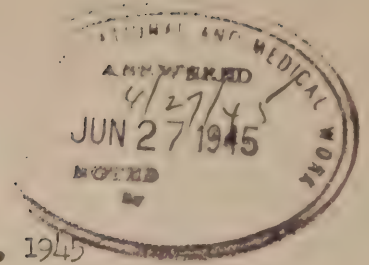
143  
You will recall the question raised recently by Mr. Erik Oslund concerning the piece of land on the Haines House property which he has been using. According to your records the last lease which was signed covered the year May 1, 1942 to May 1, 1943. Mr. Oslund was under the impression that this lease was for a longer period and, therefore, did not take steps to renew it but continued to use the property. Since this omission has been brought to his attention he has sent us the rent of \$10.00 to cover the years 1943-44 and 44-45. He wishes to renew this lease and Mrs. Maurstad approves of a renewal for the year May 1, 1945 to May 1, 1946.

This is to ask you to draw up a new lease for the same piece of property and to have it duly signed so that we can send it to Haines.

143  
Assistant in the Unit  
Educational and Medical Work

EMG:eh





June 26, 1945

MEMORANDUM

TO: Miss Voss

FROM: L.H. Tribus

In acknowledging your memorandum of June 22nd with reference to the letter from Joseph M. Morgan, Chief of the Real Estate Branch of the Northwest Service Command, please be advised that I am quite in accord with your position.

While it is true that the Government has a right to condemn property and to present its case, it is equally true that we have a right to a hearing and a right to present our case and to state our ideas supported by adequate evidence as to what we believe the fair thing. The matter will then be finally decided by official referees. *True*

I would suggest therefore, if you approve, that we place this matter either in the hands of Mr. Stabler, who is entirely familiar with our work and has cooperated very well with us, or if you please, with Mr. H.L. Faulkner.

Please let me know what course you wish to follow and I will start the ball rolling at once.]

*L.H. Tribus*  
L.H. Tribus

LHT:DJ

June 27, 1945

My dear Miss Voss:

Here is a memorandum relative to the Haines property which has just come down from Mr. Tribus. Have you any choice as to whether we select Mr. Stabler or Mr. Faulkner as our representative?

"In acknowledging your memorandum of June 22nd with reference to the letter from Joseph M. Morgan, Chief of the Real Estate Branch of the Northwest Service Command, please be advised that I am quite in accord with your position.

"While it is true that the Government has a right to condemn property and to present its case, it is equally true that we have a right to a hearing and a right to present our case and to state our ideas supported by adequate evidence as to what we believe the fair price. The matter will then be finally decided by official referees.

"I would suggest therefore, if you approve, that we place this matter either in the hands of Mr. Stabler, who is entirely familiar with our work and has cooperated very well with us, or if you please, with Mr. H. L. Faulkner.

"Please let me know what course you wish to follow and I will start the ball rolling at once."

Very sincerely yours,

Katherine E. Gladfelter  
Assistant Secretary, Unit of  
Educational and Medical Work

Miss Edna R. Voss  
Island Inn  
Monhegan, Maine

KEG:ina



Board of National Missions  
of the Presbyterian Church in the  
United States of America  
156 Fifth Avenue, New York 10, N.Y.

June 27, 1945

My dear Miss Voss:

Here is a memorandum relative to the Haines property which has just come down from Mr. Tribus. Have you any choice as to whether we select Mr. Stabler or Mr. Faulkner as our representative?

"In acknowledging your memorandum of June 22nd with reference to the letter from Joseph M. Morgan, Chief of the Real Estate Branch of the Northwest Service Command, please be advised that I am quite in accord with your position.

"While it is true that the Government has a right to condemn property and to present its case, it is equally true that we have a right to a hearing and a right to present our case and to state our ideas supported by adequate evidence as to what we believe the fair price. The matter will then be finally decided by official referees.

"I would suggest therefore, if you approve, that we place this matter either in the hands of Mr. Stabler, who is entirely familiar with our work and has cooperated very well with us, or if you please, with Mr. H. L. Faulkner.

"Please let me know what course you wish to follow and I will start the ball rolling at once."

Very sincerely yours,

Katharine E. Gladfelter

Katharine E. Gladfelter  
Assistant Secretary, Unit of  
Educational and Medical Work

Miss Edna R. Voss  
Island Inn  
Monhegan, Maine

KEG:ina

*Island Inn Monhegan Maine June 28, 1945*  
*I prefer Mr. Faulkner because he has been representing us legally for years and most satisfactorily. Also because I have met him and know him personally. I think he is a strong member of the Northern Light Presbyterian Church. There is no reason to change unless Judge Faulkner does not wish to represent us.*  
*Edna R. Voss*

Mr. Tribus

Miss Gladfelter

July 3, 1945

We have consulted Miss Voss about your memo of June 26 relative to the selection of a representative to present our case on the condemnation of certain of the Haines House property by the Government and have the following answer <sup>from</sup> her:

"I prefer Mr. Faulkner because he has been representing us legally for years and most satisfactorily. Also because I have met him and know him personally. I think he is a strong member of Mr. Booth's Church, Northern Light Presbyterian. I see no reason to change unless Judge Faulkner does not wish to represent us."

Katherine E. Gladfelter  
Assistant Secretary, Unit of  
Educational and Medical Work

KEG EBH



# INTER-OFFICE CORRESPONDENCE

BOARD OF NATIONAL MISSIONS

TO  
FROM  
RE:

Miss F. Goddard  
L. H. Tribus  
Haines, Alaska - Erik Oslund lease

DATE July 3, 1945.

As requested in your memo of June 25th I have prepared lease for Erik Oslund and attach same in duplicate.

Will you please have both copies signed by Mr. Oslund and returned to us for our signature. After they have been signed by the Board, we will return one copy to Mr. Oslund.

L. H. Tribus

LHT/MT

2025  
195  
July 3, 1945

AIR MAIL

My dear Mrs. Maurstad:

During your absence Miss Fisher sent us information about the renewal of the lease for a piece of Haines House property to Erik Oslund and at our request Mr. Tribus drew up a new lease similar to the former one.

We are enclosing two copies of this lease and would ask you to secure Mr. Oslund's signature on both copies, returning them to this office for signature by the proper officer of the Board. We shall then return one for Mr. Oslund to retain.

When you take this up with Mr. Oslund we would suggest that you secure from him a check for \$5 to cover the rental for this year.

Very sincerely yours

Assistant in the Unit  
Educational and Medical Work

Mrs. Elvira T. Maurstad

Haines House

Haines, Alaska

MEJ:eh

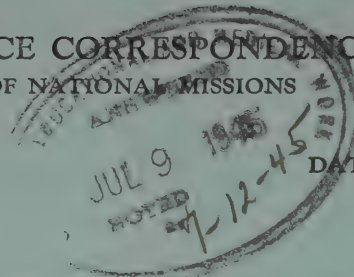
Enc.



# INTER-OFFICE CORRESPONDENCE

BOARD OF NATIONAL MISSIONS

TO Miss Gladfelter  
FROM L. H. Tribus  
RE:



DATE July 6, 1945

In reply to your memo of July 3rd, I shall of course be guided by your wishes. I too have great admiration for Mr. Faulkner but you will recall that it was Mr. Faulkner himself who placed these government matters in the hands of Mr. Stabler, in whom he has great confidence. I believe in the present instance it will be well to continue this relationship because Mr. Stabler has already familiarized himself with this situation, having already represented us in prior government negotiations pertaining to the Haines House property. In view of this fact, I would hesitate to change our attorneys in the middle of the stream.

Please let me know what I am to do.

LHT  
L. H. Tribus

LHT/MT

Low  
Mr. Tribus  
Miss Gladfelter

July 12, 1945

I am puzzled by your memo of July 6 recommending that we use Mr. Stadler in continued negotiations with the Government relative to the Haines House property and do not change to Mr. Faulkner. In your memo of June 26 relative to the Haines property, you suggested that we place the matter in the hands of Mr. Stadler or if Miss Voss preferred, Mr. Faulkner. This memo indicated that there was a choice to be made and I wrote Miss Voss accordingly and secured her judgment that she preferred Mr. Faulkner. Now your last memo would indicate that you do not think there is a choice and that we should use Mr. Stadler. What has happened in between the two memos?

Katharine E. Gladfelter  
Assistant Secretary, Unit of  
Educational and Medical Work

KEG EBH



Mr. Tribus  
Miss Gladfelter

July 16, 1945

This is to acknowledge the copy of your letter of July 13 to Mr. Faulkner relative to the Haines House property. Miss Voss raised the question earlier about the possibility that if the Government takes over this property it might be sold later to undesirable neighbors. Is there any way we could protect ourselves at this point and is this question worth raising with Mr. Faulkner?

Katharine E. Gladfelter

KEG:ina

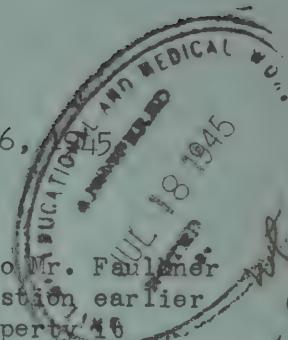
# INTER-OFFICE CORRESPONDENCE

BOARD OF NATIONAL MISSIONS

From  
TO  
FROM  
RE:

Mr. Tribus  
Miss Gladfelter

DATE July 16, 1945



This is to acknowledge the copy of your letter of July 13 to Mr. Faulkner relative to the Haines House property. Miss Voss raised the question earlier about the possibility that if the Government takes over this property might be sold later to undesirable neighbors. Is there any way we could protect ourselves at this point and is this question worth raising with Mr. Faulkner?

KEG:ina

K.E.G.  
Katharine E. Gladfelter

The government has absolute power of condemnation. We can do one or both of the following.

- (1) Buy the property from the government. We can use what political influence we have for the purpose of buying it and to get good neighbors. In the long run outside of our own ownership there is no protection.
- (2) Use what political influence we have for the purpose of buying it and to get good neighbors. In the long run outside of our own ownership there is no protection.



Mr. Tribus  
Miss Gladfelter

July 20, 1945

Thank you for sharing with us Mr. Faulkner's letter of July 16 answering yours of July 13 inquiring whether he was in a position to represent us in the new negotiations with the Government relative to the Haines property.

Since Mr. Faulkner finds it necessary to come to the States again in the near future and recommends that Mr. Stabler, whose name he sent us in the first place, continue to represent us in connection with the Haines property, we shall be glad to continue with Mr. Stabler.

We shall hold a copy of this memorandum for Miss Voss so that she will understand the situation.

Katharine E. Gladfelter

KEG.JL

Enc. Mr. Faulkner's letter  
addressed to Mr. Tribus.

# Haines House

Haines, Alaska

Owned and operated by

Board of National Missions  
of the

Presbyterian Church in the United States of America

Elvira T. Maurstad, Executive

July 21, 1945

Miss Edna R. Voss, Secretary  
Educational and Medical Unit  
156 Fifth Avenue  
New York 10, N.Y.

Dear Miss Voss:

Mr. Oslund has signed the lease for the property on which his oil tanks stand. I am enclosing same with payment of five dollars to cover the lease for one year.

Mr. Oslund would like to get a long term lease or purchase the two lots in block 3 facing the main street of town S80' 40"E 160'. Each lot is 50 feet by 140 feet. He wants to build permanent buildings on it so a one year lease would not be practical. I told him that should you consent to lease these two lots, that I was sure you would ask more rent for them than for the old lease on the oil tank property. He said that he would expect to do that. These two lots should sell for at least \$500 each, which would be a total of a thousand dollars. If a long term lease was taken on these lots, say over a period of forty years at \$25 a year, it would amount to the same thing.

Should the Board decide to sell or lease these lots to Erick Oslund, would you write him direct stating the amount you would ask for the property or write me so that I could give him a direct answer regarding it?

Sincerely yours,

*Elvira T. Maurstad*

Elvira T. Maurstad  
Director, Haines House

ETM:O  
Enc-lease  
money order



C O P Y

HOWARD D. STABLER  
Attorney-at-Law  
Shattuck Building  
Juneau, Alaska

July 24, 1945

Mr. Lucien H. Tribus,  
Ass't General Counsel,  
Board of National Missions,  
Presbyterian Church in the USA,  
156 Fifth Avenue,  
New York 10, N. Y.

Dear Mr. Tribus:

I have your letters of July 13th and July 19th addressed to Mr. H. L. Faulkner, regarding two tracts of land within the Presbyterian Mission Reserve (U. S. Survey No. 735, area 266.54 acres) situated at Haines, Alaska, namely, Tract A-1 containing approximately 1.665 acres, for which \$175.00 is offered by the government, and Tract A-2 containing approximately 25.172 acres for which \$2,500.00 is offered.

These are the two tracts which the Church has refused to sell to Wilbur Irving, of Juneau, for his offer of \$200.00 per acre including the buildings thereon. Of course, the Church could not sell the buildings on the tracts, if Irving meant the government buildings on the tracts. However, my understanding of his offer was that he offered \$200.00 per acre for the land.

When I was in Haines early this year for the hearing before the Commissioners appointed to fix the value of the Church's tract A-101 taken for the Haines Cut Off Highway, I went out with Mrs. Maurstad, who was in charge of the Haines Mission, and looked over tract A-101, consisting of 14.6 acres. At the same time I saw tracts A-1 and A-2 then under lease to the government. The character of the land comprising tracts A-1 and A-2 is similar to that comprising tract A-101. Tract A-101 was appraised by the government at \$375.00. The Commissioners fixed the value of it at \$730.00.

Based on the \$730.00 allowed for Tract A-101, the appraisal of \$175 for tract A-1 and \$2500.00 for tract A-2 is not out of line. In fact it is more per acre than the Commissioners allowed for tract A-101, namely \$750.00 for 14.6 acres, or \$51.00 plus per acre. The appraisal for tracts A-1 and A-2 seems to be \$100.00 per acre.

In fixing the value at \$100.00 per acre, the government may be including what is considered to be the value of tracts A-1 and A-2 at the time of taking, - much later in point of time than the taking of tract A-101, - and so allowing an extra \$50.00 per acre on account of the enhanced value accruing from the Highway, which no doubt enhanced the value of all lands along the Highway. See U. S. v. Miller, 317 US \_\_\_, 63 Sup. Court Reporter 276. It may also be taking other factors into consideration; for there are factors affecting tracts A-1 and A-2 not common to tract A-101.

According to the plat of the Reserve which I have here, all of tract A-1, and perhaps 1/3rd of tract A-2, is within the corporate limits of the town of Haines. The whole of tract A-1 abuts upon Main Street. Tract A-2 abuts upon Main Street and Main Street extended on one side, and upon the Haines Cut Off Highway on the other. Main Street is the principal street of the town, most of the business places in the town being upon it. I believe tract A-1 would be more valuable for town lots than as acreage, although as far as I know it has never been platted into lots and blocks.

C O P Y

Mr. Lucien H. Tribus, #2

July 24, 1945

And as tract A-2 abuts upon the Main Street and Main Street extended and also upon the Highway, and is partly within the corporate limits of the town, and close to the southern terminal of the Highway at Haines, it should not be classed as ordinary acreage. In these particulars both tracts differ from the tract A-101.

There may be some buildings, gardens, or other improvements belonging to the Mission on tracts A-1 and A-2 which would also enhance the value; and I am sending a copy of this letter to Mrs. Maurstad with the request that she advise us whether any buildings, gardens, or other improvements are, or prior to government occupation under the leases were, on the tracts; and, if so, the character of the buildings etc.

In my opinion, the price estimated by the government is too low, even if the Church should not be entitled to the enhanced value because of the Highway. But, in view of the facts and the case of US v. Miller I believe it is entitled to the enhanced value, or the value at the time of taking, and that the value is not to be fixed as of the time of taking tract A-101 and other tracts for the Highway. It seems to me if cannot be logically claimed that the taking of these two tracts now was within the scope of the Highway project from the time the government was committed to it. "If", as stated in the US v. Miller Case, "they were not, but were merely adjacent lands, the subsequent enlargement of the project to include them ought not to deprive the respondent of the value added in the meantime by the proximity of the improvement." That, of course, is the question; for "if on the other hand they were", as the case goes on to say, "the government ought not to pay any increase in value arising from the known fact that the lands probably would be condemned. The owners ought not to gain by speculating on probable increase in value due to the government's activities."

If the Church authorities decide not to accept the estimated values for tracts A-1 and A-2, the procedure for the taking and the price fixing would be the same as followed when the government took tract A-101 - a declaration of taking, the deposit in court of the estimated value, raising the question of value, the appointment of commissioners to fix the value etc. Appeal to the court and jury from the commissioners' award is provided.

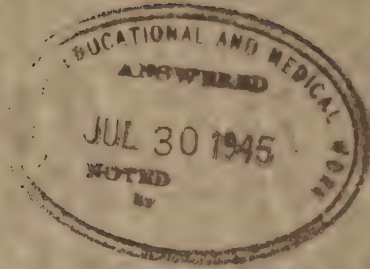
In view of all the circumstances my recommendation would be that the price offered be not accepted; and that no counter offer be submitted until we verify by Mrs. Maurstad that the situation of the tracts with relation to the Main Street and the Highway and the town limits are as stated herein; and whether the tracts have, or had, thereon any improvements as herein suggested. When these matters are determined a counter offer may be advisable. In any event, it seems to me the estimated value offered is not adequate compensation.

When I have Mrs. Maurstad's reply I will write further. With kindest personal regards, I am

Very truly yours,

(Signed) Howard D. Stabler





July 27, 1945

AIRMAIL

Mr. Howard D. Stabler  
Attorney-at-Law  
Shattuck Building  
Juneau, Alaska

Haines, Alaska

Dear Mr. Stabler:

Your letter dated July 24, 1945 with reference to the above captioned property has been received during Mr. Tribus' absence from the office on his vacation.

The matter has been referred to Miss Voss and Miss Gladfelter for study. Either Mr. Tribus will write on his return or Miss Voss will write in the interim.

Sincerely,

Secretary to  
Lucien H. Tribus  
Assistant General Counsel

al

Warehouse  
 area - leased to  
 Gov - which they  
 now wish to  
 purchase

3. Approx location of lots which  
 Mr. Aslund wishes buy  
 - lease, or purchase  
 Mrs. M. letter 7/21/45
4. Approx. location of lots  
 Mr. Mc Selie wishes to  
 buy or lease  
 Mrs. M. letter 8/1/45

22 acres

2

3

4

lower

Haines property -

1.6 acres

Leased to Gov.  
 They now wish  
 to purchase



Haines, Alaska

July 27, 1940

Dear Dr. Wonacott:

Mr. Banks has requested that I send you a list of the lots on which the rentals have been paid and to what date. Also the lots from which tenants have been evicted and a third list of the lots that remain unleased but are available for rental.

First the lots on which rentals have been paid and to what date,

Lot 4 Block 2 Johnnie Abbot 25 ft. wide strip of this lot on which he has a blacksmith shop.

Lot 7 Block 2 Johnnie Abbot on which he has his house.

Rental paid on these two lots until Oct. 1, 1939. Recently he put in a dollar's worth of work for Haines House and requested that it be applied to his year's rent so I will collect only one dollar from him this fall.

Lot 2 Block 4 Eli Gibson. Rental paid until Oct. 1, 1939. This rental was paid in labor for Haines House. Did not have the cash last fall.

Lot 3 Block 4 Mrs. Eddie Warren. Rental paid until Oct. 1, 1939.

Lot 4 Block 4 J. W. Brown. Rental paid until Oct. 1, 1939.

Erick Oslund a lot 100 ft. by 125 ft. in dimensions located 412 ft. from corner No. 2 of the U. S. Military Reservation Rental paid until May 1, 1940.

Lots from which tenants have been evicted.

Lot 5 Block 2 Ed Shotridge

Lot 6 Block 2 Mrs. Thomas Willis. House still on lot but not occupied and action has been taken to have house removed.

Lot 2 Block 3 Mrs. Janet Johnson.

Lot 3 and 4 Block 3 Mrs. James King

Lot 5 Block 3 Mrs. James Watson

Lot 1 Block 4 Judson Brown

Lot 5 Block 4 John Benson

Lot 6 Block 4 Mrs. Mary Donally Whittaker

Lot 1 Block 5 John Jackson

Lot 2 Block 5 John L. Ward

Lot 8 Block 5 Willie Lee (Lot 1 Block 2 Town Fire Hall

Enclosed find a pencil sketch of the lots as requested by Mr. Banks.

Have received Mr. Moore Gates wire in regards to the land to be used for an air field. Miss Jessie Ogg was here at the time and requested to see the wire.

There have been no further developments but have reasons to believe that it will materialize. If they clear the adjoining six acres I feel that the Board is getting a good price for the six acres you offered to give them. To clear the brush off of the adjoining six acres will cost no less than \$1,000.

Dr. Wonescott

-2-

July 27, 1940

Sorry to have kept you waiting for this information so long but have been unusually busy since my return from attending General Assembly.

Very sincerely yours,

JOHN W. SWETS

P. S. Started making a pencil sketch and tried to put it on a sheet of paper this size so it could be enclosed in this letter but the lines and figures had to be so small that they were not readable. This letter will have to be mailed on the boat as the Post Office will not be open before the boat leaves. The description of the lots was taken from a survey of 1928 by Frank Metcalf.



Block 2 -

Sat 1

2

- 3 { Salome Abbott - no house rent  
4 { Mrs. James Abbott - no house rent  
5 Ed. Shufeld - no house rent  
6 Mrs. James Abbott - no house rent  
7 - James Abbott - house - no house rent

1945

1945

Block 3

Sat 1

- 2 Mrs. James Abbott - no house rent  
3 Mrs. James King - no house rent  
4 - Mrs. James King - no house rent  
5 - Mrs. James King - no house rent

Block 4

Sat

- 1 Jonathan Rogers - no house rent  
2 - The Rogers - no house rent  
3 { Mrs. Edith Rogers - no rent - lives at  
4 { Mrs. James King - no house rent  
5 John Rogers - no house rent  
6 Mrs. Mary Rogers - no house rent

Block 5

Sat 1

- 2 John Jackson - no house rent  
3 - John A. King - no house rent  
4 -  
5 -  
6 -  
7 -  
8 Nellie Lee

prop. after  
Rich. D. Lee - property

5 and  
July 31, 1945

Air Mail

My dear Mrs. Maurstad:

In Miss Voss' absence, I have just seen Mr. Stabler's letter of July 24 to Mr. Tribus relative to tracts A-1 and A-2 of the Haines House property. Since I know Miss Voss will want your answers to the questions Mr. Stabler was taking up with you this is to ask for a copy of your reply to him together with any other information which you think Miss Voss should have.

Very sincerely yours,

Katharine E. Gladfelter  
Assistant Secretary, Unit of  
Educational and Medical Work

Mrs. Elvira T. Maurstad  
Haines House  
Haines, Alaska

KEG:ina



15  
Mr. Tribus  
Miss Windham

July 31, 1945

Attached are the two copies of the leases which were sent to Mr. Oslund for his signature. After they have been duly signed by the Board, I suppose one copy is to be returned to him and one kept in your files. As Miss Goddard is out of the office on vacation, I will appreciate it if you will return to me the copy to be sent to Mr. Oslund through Mrs. Maurstad.

Lillian A. Windham  
Assistant Secretary, Unit of  
Educational and Medical Work

LAW ENH  
att.2

August 1, 1946

Lucien E. Tribus  
Asst. General Counsel  
Board of National Missions,  
Presbyterian Church  
156 Fifth Avenue  
New York 10, N.Y.

Dear Mr. Tribus:

Thank you for your letters of May 29 and June 11, regarding new developments in our property situation. I am glad to know that the Board received more for tract A-161 than the original government appraisal. Also that the article appearing in the Juneau newspaper was an error.

I received a copy of Mr. Stabler's letter of July to you. Enclosed you will find a copy of my letter to him. I neglected to mention the fact that tract A-1 on which the oil tank farm is located is close to the water front and a short distance to the dock. This situation should increase the value of the land.

I have had several inquiries regarding the price that the Board would want for acreage or lots on Mission property. A Mr. Hall from out of town, representing a company who's name he didn't disclose, came to see me two weeks ago. Mr. J.C. McGehee, a business man of Haines, wants to buy or lease on long terms two lots facing Main street between 2 and 3rd. streets. Lots 4 and 5 in block 11. Lot 4 is 57.75 ft by 140 ft. Lot 5 is 37.80 ft by 140 ft. These lots are in the business district facing Main street and are to be used for business purposes. I do not know what value you would put on these lots but I should think that lot 4 should be worth at least \$77.50 and lot 5 should be worth \$37.00 at present real estate values. Mr. McGehee wants to build permanent buildings on this property so he would not want to bother with a one year lease.

Most cordially yours,

Elvira T. Maurstad  
Director, Haines House



August 1, 1945

Howard D. Stabler  
Attorney-at-law  
Shattuck Building  
Juneau, Alaska

Dear Mr. Stabler:

I am in receipt of the copy of your letter of July 24, to Mr. Tribus regarding the two tracts of land within the Presbyterian mission reserve; namely tract A-1 containing approximately 1.665 acres and tract A-2 containing approximately 25.172 acres.

Your description in paragraph 6 of your letter is correct, but I would like to make an observation in regard to the fact that A-2 faces Main street and Main street extended into the old highway to Klukwan (now taken over by the new highway) and interior Canadian territory. That the highway in front of A-1 and the highway in front of A-2 were both built before government construction was started and government leases obtained on these tracts. According to the plat of the reserve both of these tracts now also face the new Haines Cut off Highway.

Referring to paragraph 7, there are no Mission buildings on A-1 tract. One map shows that there was a small dwelling place and cleared land on A-2, on the corner lot facing 6th. Avenue.

Sincerely yours,

Elvira T. Maurstad  
Director, Haines House

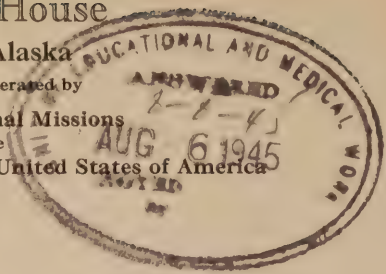
✓  
Haines House

Haines, Alaska

Owned and operated by

Board of National Missions  
of the

Presbyterian Church in the United States of America



Elvira T. Maurstad, Executive

August 1, 1945

Edna R. Voss, Secretary  
Unit Educational and  
Medical Work  
156 Fifth Avenue  
New York 10, N.Y.

Dear Miss Voss:

Thank you for your letters of May 25 and June 1. Mr. Tribus kindly sent me the information which I needed to answer all the questions which filled my mind regarding the property situation.

Recently I received a copy of Mr. Stabler's letter to Mr. Tribus in which Mr. Stabler indicated that he wished me to give him certain information regarding the property. Enclosed you will find a copy of my letter to him and also a copy of my letter to Mr. Tribus.

Most sincerely yours,

*Elvira T. Maurstad*

Elvira T. Maurstad  
Director, Haines House

ENC: 2



9 1150  
August 1, 1945

AIR MAIL

My dear Mrs. Maurstad:

As Miss Voss is out of the office on her vacation, your letter of July 21 has come to my desk. We have sent the copies of the lease for the property rented by Mr. Oslund up to Mr. Tribus in order to secure the Board's signature and have asked the Treasury to credit the \$5.00 covering the cost of the lease to the proper account.

The question you raised about Mr. Oslund leasing or purchasing two other lots will have to be held for Miss Voss. She will write you about it after her return next week.

Very sincerely yours,

Lillian A. Windham  
Assistant Secretary, Unit of  
Educational and Medical Work

Mrs. Elvira T. Maurstad  
Haines House  
Haines, Alaska  
LAW EBH

6 11/17  
COPY

OFFICE OF THE DEPUTY DIVISION ENGINEER  
GREAT LAKES DIVISION  
APO 722, c/o Postmaster  
Minneapolis, Minnesota

NWDER

Page  
H H  
4 August 1945

The Board of National Missions of  
the Presbyterian Church in the  
United States of America, Inc.  
156 Fifth Avenue  
New York, N. Y.

Attention: Mr. Lucien H. Tribus

Gentlemen:

On 16 June 1945 drafts of options covering two tracts of land, 1.665 acres and 25.172 acres respectively, out of the Presbyterian Mission Reserve near Haines, Alaska, were forwarded to your office for execution and return. Inasmuch as considerable time has elapsed since the options were forwarded and no word has been received as to the acceptability of the documents on behalf of the Presbyterian Church, this office is desirous of obtaining information as to the present status of this matter. It is requested that information be furnished at the earliest practicable date indicating the willingness or unwillingness of the Presbyterian Church to execute the options as drawn since the Office of the Chief of Engineers limits the time in which field offices may take to negotiate for the purchase of land required.

Your prompt attention will be appreciated.

Very truly yours,

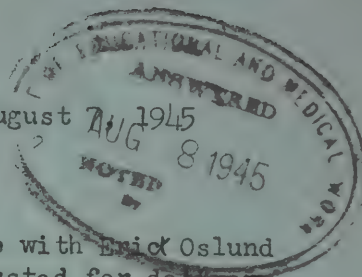
Clyde J. Fitzgerald  
Chief, Real Estate Branch



INTER-OFFICE CORRESPONDENCE  
BOARD OF NATIONAL MISSIONS

TO Miss Goddard  
FROM Martha Tiedemann  
RE: Lease with Erick Oslund of Haines, Alaska

DATE August 7, 1945  
AUG 8 1945  
NOTED



I am returning, herewith, duly executed copy of Lease with Erick Oslund of Haines, Alaska. Will you please send this Lease to Mrs. Maurstad for delivery to Mr. Oslund. I have kept the original here in our files.

*M. Tiedemann*

3  
1/13  
Mr. Tribus  
Miss Voss

*Re Policy on Haines property*  
8/8  
H.A.  
August 8, 1915

This letter to Mrs. Maurstad will give you my judgment as to our sale or long lease of property at Haines House at the present time.

Edna R. Voss

ERV:ina  
Att.



3  
813  
Air Mail

August 8, 1945

My dear Mrs. Maurstad:

Thank you for sending in the copies of your letters to Mr. Tribus and to Mr. Stabler relative to property at Haines. I have just written a memorandum to Mr. Tribus relative to the last paragraph in your letter to him in which you said that you have had several inquiries lately relative to the price which the Board would want for acreage or lots on mission property. I have told Mr. Tribus that it is my judgment that the Board should not sell Haines property at this time nor should it grant any long term leases. What is your judgment on this?

It would seem to me that the fact that so many are making inquiries would indicate increased values in the near future. We certainly do not wish to be selling off this property piecemeal at present low values when there is a prospect of some such subdivision into town lots as was suggested a year or so ago.

Very sincerely yours,

Edna R. Voss, Secretary  
Unit of Educational and  
Medical Work

Mrs. Elvira T. Maurstad  
Haines House  
Haines, Alaska

ERV:ina  
cc Mr. Tribus

*The Editor Board's Office*

August 9, 1945

AIR MAIL

My Dear Mrs. Maurstad:

With this we are returning a copy of the lease to Mr. Oslund which has now been signed by the Treasurer of our Board. We are keeping the original copy of the lease in our files and would ask you to turn this one over to Mr. Oslund for him to keep.

In looking over this property material we find that you have not answered our question as to the exact location of this plot of land. We do have the description which is included in the lease but are not sure from the description just where it is located on the Board's property. The description reads:

"112 feet from corner number 2 of the U. S. Military Reservation at Haines"

On our survey the southeastern corner of the Board's property is marked corner number two and we presume the plot is located along the southern border of the property since the Government has a lease for a plot of land directly on the shore. Please let us know if this is correct.

We cannot tell, however, whether the side of the plot measuring 100 feet is on the property line or whether the 125 foot side is located there. We would appreciate it if you would refer to the copy of the survey which you have in your files and would send us a small rough sketch showing the exact location of this plot. It might also be well to include in this drawing the location of the two pieces of land for which you have recently received offers.

*As a result of the survey.*

Very sincerely yours

Assistant in the Unit  
Educational and Medical Work

Mrs. Alvira T. Maurstad  
Haines House  
Haines, Alaska  
AMG:eh



Miss Dawson  
Miss Goodard

August 21, 1945

We have recently acquired a building on the Haines House campus which is to be used as a Recreation Room. This was one of the barracks built by the Government on part of the Board's property which was later given to the Board and moved to a suitable place on the campus. I am writing to Mrs. Maurstad for an estimate of the value of this building but in order to have it covered by insurance we would suggest that you take out insurance at \$1,000 for the present. I shall notify you later of the amount of Mrs. Maurstad's estimate so that an adjustment can be made if necessary.

Assistant in the Unit  
Educational and Medical Work

EMG:eh



August 21, 1945

AIR MAIL

My dear Mrs. Maurstad:

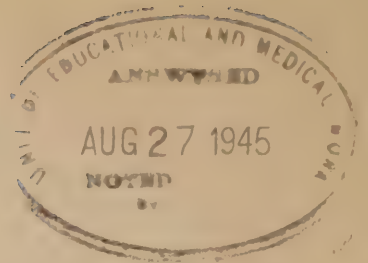
In looking over the bills which you sent in recently to be charged to your Special account I find the bills for fixing up the Recreation Building which is to be paid for from a special gift of the Skagway Officers Club. This reminds me that we should take out insurance on this building and in order to do so we need to have an estimate of its value. Please send us a brief description of the building giving size, material of which it is made, type of roof, etc. together with an estimate of its present value.

Very sincerely yours

Assistant in the Unit  
Educational and Medical Work

Mrs. Elvira T. Maurstad  
Haines House  
Haines, Alaska  
ET:ch

Haines House  
Haines, Alaska  
Owned and operated by  
Board of National Missions  
of the  
Presbyterian Church in the United States of America



Elvira T. Maurstad, Executive

August 23, 1945

Florence M. Goddard, Ass't. in the  
Unit Educational and Medical Work  
156 Fifth Avenue  
New York 10, N.Y.

Dear Miss Goddard:

Enclosed you will find sketches of the location of the land Erik Oslund has under lease, Government tank farm under lease and location of lots Mr. Oslund and Mr. McGehee want to purchase or lease.

From the original survey of plot A-1 and according to the statement that this lease took in 98,000 sq. ft., I would be led to think that Erik Oslund's lease (100 x 125 ft.) of 12,500 sq. ft. adjoining plot where tanks are located, is included in this 98,000 sq. ft. plot. If that is the case we are leasing the land involving 12,500 sq. ft. to Erik Oslund and also including it in the Government survey.

However the last survey from the Government (see sketch enclosed) of plot A-1 does not include Erik Oslund's leased property nor the point of land to the road junction, but it still states that there are 98,000 sq. ft. involved in the lease. According to the first survey there couldn't possibly be 98,000 sq. ft. in the second survey. I couldn't get any definite local information regarding it but you <sup>may</sup> doubt have that information in your office and can straighten me out on it. According to the inclosed sketches it would seem that the Erik Oslund plot had a 100 ft. front facing water front and a 125 ft. depth.

Very truly yours,

*Elvira T. Maurstad*  
Elvira T. Maurstad  
Director, Haines House

Encl. 2

9  
100  
Ms  
August 23, 1945

AIR MAIL

My dear Mrs. Maurstad:

We are glad to have your letter of August 20 relative to property sales at Haines. I will discuss the information which you give together with your canny suggestion in the last paragraph as to prices we should ask for property with Mr. Tribus on his return to the office from vacation the day after Labor Day.

Very sincerely yours,

Edna R. Voss, Secretary  
Unit of Educational and  
Medical Work

Mrs. Elvira T. Maurstad  
Haines House  
Haines, Alaska  
ERV ESH



# Haines House

Haines, Alaska

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Elvira T. Maurstad, Executive

August 20, 1945

Miss Edna R. Voss, Secretary  
Unit of Educational and Medical Work  
156 Fifth Avenue  
New York 10, N.Y.

Dear Miss Voss:

Answering your letter of August 8, would say that it is difficult to make a definite decision regarding Haines real estate values. The value of acreage and lots will depend upon what happens to the Alcan Highway and the Haines cut-off. At the present time we feel encouraged to think that they will be maintained after the war and open to civilian traffic.

Two weeks ago the Governor, his Aide, three Congressmen, one of them, Mr. Robinson, who is on the Territories Committee, also chairman of the Roads Committee; Mr. Thomas McDonald in charge of the Road Commission and his assistant were also in the group, were in Haines. I talked with Congressman Robinson and Mr. McDonald. They assured me that they were going to do all in their power to open up and maintain the road for civilian traffic. Mr. McDonald said it was the most economical route into interior Alaska and that the Road Commission always followed the most economical route. If this road is kept open Haines real estate will boom. If it is not kept open the real estate values will drop.

The men who want to buy or get a long term lease on the lots I described in my letter of July 21st to you and August 1st to Mr. Tribus, are both good business men. Erik Oslund's nephew, Mr. Nelson has recently come to Haines to take over his uncle's business. He is a member of the Presbyterian Church and, I believe he was a deacon in the Church from which he came. I would like to see these men get a lot or two, but really do not feel that I could give an opinion as to whether lots should be sold at this time.

If you do not think the prices quoted are high enough, would suggest that you raise them to what you would want, and if these men want the lots bad enough they will pay it, then the Board will not be out anything.

Very sincerely yours,

*Elvira T. Maurstad*

Elvira T. Maurstad  
Director, Haines House

ETM:O

Scale 1 inch = 100 feet



523  
Miss Taylor - Miss Gillespie  
Catherine E. Claffelter

Pup  
September 6, 1946

You will be interested in the following statement from the Haines House report for July relative to the new recreation building.

"The new Recreation Building was put in to usable shape, with the girls helping Mrs. Fox make curtains, and the boys painting chairs and tables. Folding chairs from the church were cleaned and repaired and taken to the recreation room, together with the ping pong table. The building was used by the community vacation Church School, and by the beginners in Sunday School each Sunday as well as the Haines House children and staff for their parties. The end of the building set aside for Boys' Shop was set up with old work benches and tools most of which the boys earned by selling blueberries".

Catherine E. Claffelter



1  
9/26/45  
105  
September 26, 1945

AIR MAIL

My dear Mrs. Maurstad:

As we have had no reply to our letter of August 21 in regard to the Recreation Building being fixed up through the special gift of the Skagway Officer's Club, I am writing to remind you of our question concerning the estimated value of this building. We need to have this to take care of the insurance. We would also like to have a brief description of the building, giving the size, material, type of roof, etc.

Very sincerely yours

Assistant in the Unit  
Educational and Medical Work

Mrs. Elvira T. Maurstad  
Haines House  
Haines, Alaska  
FMG:eh

Mr. Tribus  
Miss Voss

*Enk Oskund*

*Prop*  
*Haines*  
*C.S.*  
September 27, 1945

Here is a copy of a letter from Mrs. Maurstad of August 20 as well as an excerpt from an later letter from her of September 14 which bear on the question of real estate values at Haines and prospects for a Haines boom in the near future. I think you should have this material in your files since we are probably going to receive more proposals for purchase of our land in the near future.

*Per.*  
*12/1/45*  
*9/25/45*

Edna R. Voss

ERV:ina  
Att.

# Haines House

Haines, Alaska

Owned and operated by

Board of National Missions  
of the

Presbyterian Church in the United States of America



Elvira T. Maurstad, Executive

October 5, 1945

Florence M. Goddard  
Ass't. in the Unit  
Educational and Medical Work  
156 Fifth Avenue  
New York 10, N.Y.

Dear Miss Goddard:

The recreational Building in  
it's present state would be valued at about \$500.00.  
We have not been able to finish the interior with  
wall board as we ran out of money.

The building is a frame structure  
40 x 20 feet. One room is 30 x 20 ft. and the other  
room is 10 x 15 ft. with a 10 x 5 ft. closet at one  
end. It has a green roofing paper covering the  
roof. There is no stove in it at present. There  
are two exits in the large room and one in the small  
room.

Very truly yours,

*Elvira T. Maurstad*

Elvira T. Maurstad  
Director, Haines House



# Haines House

Haines, Alaska

Owned and operated by

Board of National Missions  
of the

Presbyterian Church in the United States of America

OCT 16 1945

Elvira T. Maurstad, Executive

October 5, 1945

Edna R. Voss, Secretary  
Unit of Educational and Medical Work  
156 Fifth Avenue  
New York 10, N.Y.

Dear Miss Voss:

Enclosed find \$4.00 which is the rental on lease of two lots by Mrs. John Abbot, widow of John Abbot, at the rate of \$1.00 a year each. The enclosed is rent for two years.

The Abbott house stands on one lot (no. 7) and they built a garage on lot (no. 4). Mrs. Abbott wants to sell the garage and machinery in it to Mr. McGehee. He wants to buy the garage but wants to be assured that he can lease the ground the garage is on. He would be willing to pay \$5.00 per month for it. Mr. McGehee will want his lease to run longer than a year as he will make improvements on the building.

Do I understand correctly that the lots leased to the Natives were to be theirs only so long as they live on them and use them for gardens? That they do not have the right to sell or lease without the permission of the Board?

Mr. McGehee would like to have the office wire at his expense if it is possible for him to lease the property.

S Voss

-2-

October 5, 1945

I have not heard anything the leasingor  
selling of property to Mr. McGehee or Mr. Oslund.  
They have both been asking me about it.

Sincerely yours,

*Elvira T. Maurstad*

Elvira T. Maurstad  
Director, Haines House

Enclosure: 1

Air Mail

October 19, 1945

My dear Mrs. Maurstad:

I am sorry to have held up your letter of October 5 which came in October 16 for even three days since Mr. McGehee asked for a reply to his question as to whether we would lease him property by wire. Unfortunately Mr. Tribus with whom each Unit of the Board confers on all such questions of property is away on Board business this week so that we have not been able to consult him and get the answer back that you wish.

Unfortunately too, the lease in question is connected with the whole and larger question of the use by a group of natives of certain lots at Haines. As far back as 1940 we tried to straighten out this cottage settlement problem with Mr. Swets who was then in charge of the farm and later held things together for us at Haines when Miss Lawrence left. Our whole study of this problem fell through when Mr. Knudsen took over and has not been resumed.

Pending Mr. Tribus' return we hope early next week I am sending you a list of the lots as set up in a letter to Mr. Wonacott, the treasurer, from Mr. Swets of July 27, 1940 and shall ask you to check this list for us with any records you may have in the files at Haines and with your present knowledge of the situation or what you can glean from others in Haines. We would much appreciate from you

1. The check on the list as given on the accompanying sheet.
2. A statement of any rent that has been paid to Haines and if rent was paid, how it was handled, whether sent here, etc.
3. Your advice as to any further evictions which we might make to the advantage of Haines House.

To give you a little historical background, it was the thought when this large property was first acquired that a settlement of Christian Indians could be developed in connection with the hospital at Haines to which Haines House is the successor. The same development was planned for Sheldon Jackson School. In both cases it failed utterly since descendants of the original holders of lots were not always of the type to cast credit on the institution of which they were supposed to be part. Our feeling now is that the sooner we can legally and morally get rid of these settlers as such, the better.

You can see that confused as we all are as to the status, it is difficult to know whether or not we should tie ourselves up with leases or sales. This is a promise therefore for further word just as soon as we have had a chance to confer with Mr. Tribus.

Very sincerely yours,

Mrs. Elvira T. Maurstad  
Haines House

Edna R. Voss, Secretary  
Unit of Educational and  
Medical Work



200  
165  
Miss Dawson  
Miss Goodard

64-1  
October 26, 1945

On August 21 we sent you a memorandum asking that you take out insurance on a recreation building at Haines, Alaska. We suggested that as we ~~could~~ not have definite information as to its value you insure it for \$1,000. Word has now been received from Mrs. Maurstad, the Director of Haines House, that the building should be valued at \$500 so we would ask you to change the insurance.

This building is a frame structure 40 x 20 feet with roof of green roofing paper. There is no heat in the building at present.

Assistant in the Unit  
Educational and Medical Work

FMC:ina

165  
Air Mail

October 26, 1945

My dear Mrs. Maurstad:

Thank you for your letter of October 5 answering our question in regard to the value of the recreation building. We note that you feel the present value is \$500 and are asking the Insurance department to cover it for this amount. We are giving them the information as to the type of structure.

Very sincerely yours,

Assistant in the Unit  
Educational and Medical Work

Mrs. Elvira T. Maurstad  
Haines House  
Haines, Alaska  
FMG:ina

HAINES HOUSE  
Haines, Alaska

November 1, 1945

Edna R. Voss, Secretary  
Unit of Educational and Medical Work  
156 Fifth Avenue  
New York 10, N. Y.

Dear Miss Voss:

Your letter of October 19 was just received. Thank you for the history of the lots leased to the native people. I was glad to get this information which your letter contained before writing you about the new developments in regard to the Abbott property. First I will give you the information requested in your letter.

1. (a) Lot 4 Block 2 Johnnie Abbott 25 ft. wide strip of this lot on which he has a blacksmith shop. Building still on property has just been sold to Mr. McGehee for sum of \$175.00.

Lot 7 Block 2 Johnnie Abbott on which his house is built (deceased) Rent paid by wife for 1944 and 1945 for both lots. Rent paid on Lot 4 year year 1946 and 1947. Mrs. Abbott moved to Juneau October 1945.

Lot 2 Block 4 Eli Gibson. This house occupied by Gibson family. No rent collected by me.

Lot 3 Block 4 Mrs. Eddie Warren. No rent paid. Lives at Klukwan.

Lot 4 Block 4 J. W. Brown no rent paid. Lives in Juneau.

Erick Oslund a lot 100 ft. by 125 ft. in dimensions located 412 ft. from corner No. 2 of the U. S. Military Reservation Rental paid for 1943, 1944 and 1945 at the rate of \$5.00 per year.

Lots from which tenants have been evicted.

- Lot 5 Block 2 Ed Shotridge No house on property
- Lot 6 Block 2 Mrs. Thomas Willis House still on property not occupied.
- Lot 2 Block 3 Mrs. Janet Johnson No house
- Lot 3 and 4 Block 3 Mrs. James King No house
- Lot 5 Block 3 Mrs. James Watson No house
- Lot 1 Block 4 Jundson Brown No house
- Lot 5 Block 4 John Benson No house
- Lot 6 Block 4 Mrs. Mary Donally Whittaker No house
- Lot 1 Block 5 John Jackson No house
- Lot 2 Block 5 John L. Ward No house
- Lot 8 Block 5 Willie Lee (Lot 1 Block 2 Town Fire Hall) No house



November 1, 1945

## 2. Properties from which I have collected rent.

Lots 4 and 7 Block 2 Rent for 1944 and 1945, 1946 and 1947 at  
\$1.00 per year \$4.00  
Lot 7 Block 2 Rent on lease for 1944 and 1945 at \$1.00 per year 2.00

Lot 100 ft. by 125 ft. Mr. Erik Oslund  
Rent paid for 1943, 1944 and 1945 at \$5.00 per year \$15.00  
Money sent through Haines House to New York Office

## 3. I would recommend;

That Mrs. J. W. Brown now residing in Juneau (% Walter Soboleff) be given an opportunity to have her house removed from the property.

That Mrs. Eddie Warren who now lives at Klukwan have her house removed from the Mission property.

That Eli Gibson who lives with his family in their home be allowed to stay until such a time as Haines expands and the business district grows, making it an impractical location for a private home.

That Mrs. Johnnie Abbot be asked to move her home from the mission property.

Very sincerely yours,

(Signed) Elvira T. Maurstad  
Director, Haines House

HAINES HOUSE  
Haines, Alaska

November 1, 1945

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Director, Haines House



C O P Y

HAINES HOUSE  
Haines, Alaska

November 3, 1945

Miss Edna R. Voss, Secretary  
Unit of Educational and Medical Work  
156 Fifth Avenue  
New York 10, N. Y.

My dear Miss Voss:

In the early part of October, Mrs. Abbott came to me and asked if it would be possible to sell Mr. McGehee the garage (blacksmith shop as recorded on early records) and lease him the land on which the garage stands. I told her that, as the garage was her personal property, she could sell it but she could not lease him the land on which the garage stands without the permission of the Board of National Missions.

Mrs. Abbott had paid her rent on lease Lot 7, Block 2 for the year 1945. She sold the garage to Mr. McGehee. On the 10th of October Mrs. Abbott came to the office and paid rent for two years on her lot. Mrs. Abbott left town shortly after so we could not check regarding the transaction. The enclosed \$2.00 is a money order for the amount. I think it should apply on the lot where the house stands, as it would not be logical for it to apply on the lot where the garage stands now that she has sold it. Mr. McGehee should be charged \$5.00 per month for it, if you wish to lease it, or \$500.00 for the lot. I think this is a good price.

Now that Mrs. Abbott has sold Mr. McGehee the garage, there are only two things we can do; either rent him the property at \$5.00 per month on a long term lease, or sell him the property for \$500.00; or have him move the garage off the property. This last course would not be practical nor to the advantage of Haines House. Enclosed is agreement between Mrs. Abbott and Mr. McGehee.

I hope that Mr. Tribus can see his way clear to settling this matter soon.

By the way, the other day my attention was called to the fact that Capt. Morgan in charge of the Government Survey Office at Whitehorse, was wondering why he had never had an answer to his letter to Mr. Tribus regarding government offer for the 22 acre lease.

Sincerely yours,

(Signed) Elvira T. Maurstad  
Director, Haines House

ETM:O  
Encl.

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Haines, Alaska

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Sincerely yours,

(Signed)

Elvira T. Maurstad  
Director, Haines House

ETM:O  
Encl.

✓ Paul  
November 5, 1945

AIR MAIL

My dear Mrs. Maurstad:

In giving us information recently about the Recreational Building you reported that you had not been able to finish the interior with wall board as you ran out of money. Miss Voss suggests that I ask you to let us know how much it would cost to finish this. This is not a promise but in case some money became available we would like to have information as to the amount which would be needed.

Very sincerely yours

Assistant in the Unit  
Educational and Medical Work

Mrs. Elvira T. Maurstad  
Haines House  
Haines, Alaska  
FMG:eh



MEMORANDUM

TO: Mr. Tribus  
FROM: Miss Goddard  
RE: Haines House Property - proposals under consideration

DATE: November 14, 1945

1. Government proposal (letter of Mr. J. Morgan 6/16/45) to purchase:

a) Tract A-1 -- 1.665 acres for \$175

Property now leased to Government for \$1 per year. Contains oil tank installation.

b) Tract A-2 -- 25.172 acres for \$2,500

Property (22 acres) now leased to Government for \$300 per year.

Contains following buildings erected by Government:

3 large ware houses, well constructed

2 garages, poorly constructed

2 truck service stations, poorly constructed

pump station -- 2 pumps

2 or 3 small buildings

water and sewer installation

Cost of construction about \$100,000

E.R.V. protested amount offered by Government as too low. Matter referred to Mr. Stabler, and Mrs. Maurstad's opinion also asked. Both thought price too low. Mentioned fact that property abuts Main Street and new high way.

2. Mr. McGehee wishes to purchase, or have long term lease, lots 4 and 5 in block 2 of native village. Lot 4 now leased to Mrs. John Abbott who wishes to transfer her lease to Mr. McGehee, having already sold garage on property to him for \$175.
3. Erik Oslund wishes to purchase or have long term lease to two lots (50 by 140 ft. each) in block 3 of native village. Mrs. Maurstad thinks these lots should sell for \$500 each.

Native Village

Mrs. Maurstad recommends that three former villagers now residing elsewhere be asked to remove houses from lots as follows:

Mrs. J. W. Brown (lot 4 block 4) now in Juneau (% of Rev. Walter Soboleff)

Mrs. Eddie Warren (lot 3 block 4) now in Klukwan

Mrs. Johnnie Abbott (lot 7 block 2) now in Juneau

*House on lot 6 blk II from which tenant ~~has~~ existed should also be removed*

Assistant in the Unit  
Educational and Medical Work

FMG:eh

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Assistant in the Unit  
Educational and Medical Work

FMG:eh



✓

M E M O R A N D U M

TO: Miss Voss  
FROM: Miss Goddard

DATE: November 16, 1945

I have given Mr. Tribus the attached memorandum giving a digest of the Haines House property proposals under consideration.

I have also turned over to him the two recent letters from Mrs. Maurstad, one answering your questions about the native settlement and the other concerning the proposition of Mrs. Abbott, one of the tenants of the native settlement, to transfer her lease to Mr. McGehee. Mr. Tribus will study all of these and give us his opinion early next week. In the meantime you will probably want to acknowledge Mrs. Maurstad's letters (copies attached) telling her that it is not possible to give her an immediate reply since a number of questions are involved but that with the information she has given us Mr. Tribus will now be able to study the whole matter and we will let her know the decisions as soon as possible. Mr. Tribus thinks it will probably be necessary to consult Mr. Stabler and we should probably put in his hands the question of leases in the native settlement and the removal of the houses where suggested by Mrs. Maurstad.

He has done nothing more than acknowledge Mr. Morgan's letter regarding the Government offer since the price was not satisfactory and it seemed inadvisable to sell property at this time, unless we should be forced to do so. Also he wished to allow time to elapse to see what developments there might be in connection with the road through Haines.



Assistant in the Unit  
Educational and Medical Work

FMG:eh



MEMORANDUM

TO: Miss Voss  
FROM: Miss Goddard DATE: November 16, 1945

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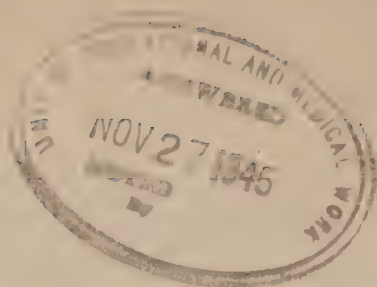
Assistant in the Unit  
Educational and Medical Work

FMG:eh

To - Miss Edna Voss

From - L. H. Tribus

Re - Haines, Alaska



November 23, 1945.

I have conferred with Miss Goddard on several occasions regarding certain recent correspondence pertaining to the Board's property at Haines, Alaska. Taking these matters up seriatim, I suggest the following:

1. That I answer the Government's proposal, submitted by Mr. J. Morgan in his letter of June 16, 1945, for the purchase of certain tracts, described below, in the negative, advising him that the Board considers the Government's offer too low and has therefore referred the matter to our attorney, Mr. Stabler, and to our Executive Director, Mrs. Elvira T. Maurstad.

Tract A-1 -- 1.665 acres for \$175.

Property now leased to Government for \$1. per year.

Contains oil tank installation.

Tract A-2 -- 25.172 acres for \$2,500

Property (22 acres) now leased to Government for \$300. per year. Contains following buildings erected by Government.

- 3 large warehouses, well constructed
- 2 garages, poorly constructed
- 2 truck service stations, poorly constructed
- pump station - 2 pumps
- 2 or 3 small buildings
- water and sewer installation

Cost of construction about \$100,000.

2. A Mrs. John Abbott, who I understand holds a lease on Lot 4, Blk. 2 for the year 1945, has sold a garage on said lot to Mr. McGehee. On Oct. 10th Mrs. Abbott paid the sum of \$2.00 to Mrs. Elvira T. Maurstad and then left town. The \$2.00 has been received by the Board. Mrs. Maurstad thinks that the \$2.00 should be applied as rent on the lot where the house stands. With reference to this transaction, Mrs. Maurstad submits the following information:

"Lot 4 Block 2 Johnnie Abbott 25 ft. wide strip of this lot on which he has a blacksmith shop. Building still on property has just been sold to Mr. McGehee for sum of \$175.00.

Lot 7 Block 2 Johnnie Abbott on which his house is built (deceased). Rent paid by wife for 1944 and 1945 for both lots. Rent paid on Lot 4 for year 1946 and 1947. Mrs. Abbott moved to Juneau October 1945."

"Mrs. Abbott had paid her rent on lease Lot 7, Blk 2 for the year 1945. She sold the garage to Mr. McGehee. On the 10th of October Mrs. Abbott came to the office and paid rent for two years on her lot. Mrs. Abbott left town shortly after so we could not check regarding the transaction. The enclosed \$2.00 is a money order for the amount. I think it should apply on the lot where the house stands, as it would not be logical for it to apply on the lot on which the garage stands now that she has sold it. Mr. McGehee should be charged \$5.00 a month for it,



Miss Edna Voss.....#2

November 23, 1945.

if you wish to lease it, or \$500.00 for the lot. I think this is a good price."

There is no lease in our files for any of the above property.

✓ 3. Lot 2 Block 4 occupied by Eli Gibson - the house on this property is occupied by the Gibson family. Mrs. Maurstad advises that there has been no rent collected by her, nor do we have a lease.

✓ 4. Lot 3 Block 4 is occupied by Mrs. Eddie Warren, who lives at Klukwan. Mrs. Maurstad advises that no rent has been collected and we have no lease in the files.

✓ 5. Lot 4 Block 4 is occupied by one J. W. Brown who lives in Juneau. Again no rent has been paid nor do we have a lease.

6. Erick Oslund occupies a lot 100' x 125' located 412 ft. from the corner No. 2 of the U.S. Military Reservation. We have a lease in our files from Erick Oslund for this property which expires April 30, 1946. He pays a rental of \$5.00 per annum for this important property. This rent seems far too low to me.

7. Mrs. Maurstad also lists the following lots from which the tenants have been evicted:

- ✓ Lot 5 Block 2 Ed Shtridge - No house on property
- ✓ Lot 6 Block 2 Mrs. Thomas Willis - House still on property not occupied
- ✓ Lot 2 Block 3 Mrs. Janet Johnson - No house
- ✓ Lot 3 and 4 Block 3 Mrs. James King - No house
- ✓ Lot 5 Block 3 Mrs. James Watson - No house
- ✓ Lot 1 Block 4 Jundson Brown - No house
- ✓ Lot 5 Block 4 John Benson - No house
- ✓ Lot 6 Block 4 Mrs. Mary Donally Whittaker - No house
- ✓ Lot 1 Block 5 John Jackson - No house
- ✓ Lot 2 Block 5 John L. Ward - No house
- ✓ Lot 8 Block 5 Willie Lee ( Lot 1 Block 2 Town fire Hall) - No house

Some of these properties still have houses on them and others no houses. Since I understand that our arrangement is that the house belongs to the owner and the land belongs to us, legal steps should be taken to have the house removed or declared the property of the Board.

8. Mrs. Maurstad in her letter of November 1, 1945, advises that she has collected rents for the following premises:

- ✓ Lots 4 and 7 Block 2 Rent for 1944 and 1945 at \$1. per yr. \$4.00
- ✓ Lot 7 Block 2 Rent on lease for 1944 and 1945 " " " 2.00
- Lot 100 ft. by 125 ft. Mr. Erik Oslund
- Rent paid for 1943, 1944 and 1945 at \$5.00 per yr. 15.00

We have no leases for any of these properties, with the exception of that occupied by Erik Oslund, in our files.



Miss Edna Voss... ..#3

November 23, 1945.

Mrs. Maurstad suggests the following recommendations:

"That Mrs. J. W. Brown now residing in Juneau (Walter Soboleff) be given an opportunity to have her house removed from the property.

That Mrs. Eddie Warren who now lives at Klukwan have her house removed from the Mission property.

That Eli Gibson who lives with his family in their home be allowed to stay until such a time as Haines expands and the business district grows, making it an impractical location for a private home.

That Mrs. Johnnie Abbott be asked to move her home from the mission property."

In view of the foregoing rather complicated situation, it is my thought that we should place these matters in the hands of Mr. Stabler and ask him to secure proper leases from all occupants.

Second, he should arrange to follow up each lease yearly and submit an annual report to your office.

Third, he should carry out the recommendations submitted by Mrs. Elvira T. Maurstad.

Fourth, that he negotiate a proper lease with Mr. McGehee unless it is your opinion that we sell the premises to Mr. McGehee for \$500.00, which is the price which Mrs. Maurstad states in her letter to you of Nov. 3rd.

I also note that Erik Oslund wishes to purchase or have a long term lease to two lots (50 x 140 ft. each) in block 3 of native village. Mrs. Maurstad thinks these lots should sell for \$500. each.

After you have considered this memorandum, I will be glad to carry out your instructions.

  
Lucien H. Tribus

LHT/MT

HAINES, ALASKA  
Native Settlement

History

Set up by Dr. S. Hall Young for church members -- permission given to build their own homes on plots of Board property with promise of a deed if certain conditions such as good behavior, morality, keeping up property, etc. were fulfilled.

No deeds were ever given. Rental rate \$1.00 per year.

In 1938 after Miss Voss' visit to Haines an attempt was made through Mr. Swets who was handling the property with Mr. Banks to clear up property removing tenants and dilapidated shacks where possible and as advised by Mr. Faulkner.

In July, 1940 Mr. Swets reported tenants evicted from all but the following lots:

Block 2 Lots 4 and 7

Block 4 Lots 2, 3 and 4

Rental paid on all of above to October 1, 1939.

Lot 6 on Block 2 still had house on it although tenant evicted. Steps being taken to have house removed.

From 1941 to 1944 during Mr. Knudsen's administration at Haines no report on Native Settlement although matter was discussed with him when he was in New York and he promised to investigate and make a report.

Present Situation

The following are the only lots now occupied or on which there are buildings:

Block 2

Lot 4 Tenant Mrs. Johnnie Abbott -- rent paid to October, 1945 when Mrs. Abbott moved to Juneau. Garage on lot, personal property of Mrs. Abbott, sold to Mr. McGehee who wishes to buy or have long-term lease on lot. Mrs. Maurstad suggests if rented to him rate should be \$5.00 per month.

Lot 6 Tenant Mrs. Thomas Willis evicted 1939. House to be moved. Mrs. Maurstad reports house still on lot but unoccupied.

Lot 7 Tenant Mrs. Johnnie Abbott -- rent paid to October 1, 1945. Also \$2.00 paid when she left Haines. Can be credited to 46-47 if desired. House on lot owned by Mrs. Abbott. Mrs. Maurstad suggests she be asked to move house. If this is done \$2.00 should be returned to her. (M.O. held here pending decision)

Block 4

Lot 2 Eli Gibson. House occupied by Gibson family. Rent paid to October, 1939. Nothing collected by Mrs. Maurstad. Mrs. M. suggests they be allowed to remain until such time as Haines expands making this impractical location for private home.

Lot 3 Mrs. Eddie Warren. House unoccupied. Mrs. Warren living in Klukwan. Rent paid to October, 1939. Mrs. M. suggests she be asked to move house.

Lot 4 J. W. Brown. Mrs. Brown living in Juneau. Rent paid only to October, 1939. Mrs. M. suggests she be asked to remove house.

To Be Considered

1. Sale or long term lease (preferably the latter) of lots 4 and 5 in block 2 to Mr. McGehee.
2. Sale or long term lease (preferably the latter) of lots 4 and 5 in block 3 to Eric Oslund.
3. Removal of unoccupied houses from lots 6 and 7 Block 2 and 3 and 4 Block 4.
4. Lease to be drawn up for Eli Gibson and rent collected.



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2

✓

3

✓

4

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Lot 7 Tenant Mrs. Johnnie Abbott -- rent paid to October 1, 1945. Also \$2.00 paid when she left Haines. Can be credited to 46-47 if desired. House on lot owned by Mrs. Abbott. Mrs. Maurstad suggests she be asked to move house. If this is done \$2.00 should be returned to her. (M.O. held here pending decision)

Block 4

Lot 2 Eli Gibson. House occupied by Gibson family. Rent paid to October, 1939. Nothing collected by Mrs. Maurstad. Mrs. M. suggests they be allowed to remain until such time as Haines expands making this impractical location for private home.

Lot 3 Mrs. Eddie Warren. House unoccupied. Mrs. Warren living in Klukwan. Rent paid to October, 1939. Mrs. M. suggests she be asked to move house.

Lot 4 J. W. Brown. Mrs. Brown living in Juneau. Rent paid only to October, 1939. Mrs. M. suggests she be asked to remove house.

To Be Considered

1. Sale or long term lease (preferably the latter) of lots 4 and 5 in block 2 to Mr. McGehee.
2. Sale or long term lease (preferably the latter) of lots 4 and 5 in block 3 to Eric Oslund.
3. Removal of unoccupied houses from lots, 6 and 7 Block 2 and 3 and 4 Block 4.
4. Lease to be drawn up for Eli Gibson and rent collected.

November 29, 1945

HAINES, ALASKA  
Native Settlement

History

Set up by Dr. S. Hall Young for church members -- permission given to build their own homes on plots of Board property with promise of a deed if certain conditions such as good behavior, morality, keeping up property, etc. were fulfilled.

No deeds were ever given. Rental rate \$1.00 per year.

In 1938 after Miss Voss' visit to Haines an attempt was made through Mr. Swets who was handling the property with Mr. Banks to clear up property removing tenants and dilapidated shacks where possible and as advised by Mr. Faulkner.

In July, 1940 Mr. Swets reported tenants evicted from all but the following lots:

Block 2 Lots 4 and 7

Block 4 Lots 2, 3 and 4

Rental paid on all of above to October 1, 1939.

Lot 6 on Block 2 still had house on it although tenant evicted. Steps being taken to have house removed.

From 1941 to 1944 during Mr. Knudsen's administration at Haines no report on Native Settlement although matter was discussed with him when he was in New York and he promised to investigate and make a report.

Present Situation

The following are the only lots now occupied or on which there are buildings:

Block 2

Lot 4 Tenant Mrs. Johnnie Abbott -- rent paid to October, 1945 when Mrs. Abbott moved to Juneau. Garage on lot, personal property of Mrs. Abbott, sold to Mr. McGehee who wishes to buy or have long-term lease on lot. Mrs. Maurstad suggests if rented to him rate should be \$5.00 per month.

Lot 6 Tenant Mrs. Thomas Willis evicted 1939. House to be moved. Mrs. Maurstad reports house still on lot but unoccupied.

Lot 7 Tenant Mrs. Johnnie Abbott -- rent paid to October 1, 1945. Also \$2.00 paid when she left Haines. Can be credited to 46-47 if desired. House on lot owned by Mrs. Abbott. Mrs. Maurstad suggests she be asked to move house. If this is done \$2.00 should be returned to her. (M.O. held here pending decision)

Block 4

Lot 2 Eli Gibson. House occupied by Gibson family. Rent paid to October, 1939. Nothing collected by Mrs. Maurstad. Mrs. M. suggests they be allowed to remain until such time as Haines expands making this impractical location for private home.

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To Be Considered

1. Sale or long term lease (preferably the latter) of lots 4 and 5 in block 2 to Mr. McGehee.
2. Sale or long term lease (preferably the latter) of lots 4 and 5 in block 3 to Eric Oslund.
3. Removal of unoccupied houses from lots 6 and 7 Block 2 and 3 and 4 Block 4.
4. Lease to be drawn up for Eli Gibson and rent collected.



MEMORANDUM

TO: Miss Voss  
FROM: Miss Goddard ~~2-10-1945~~ November 30, 1945

It seems to me that Mr. Tribus has made a complicated situation more complicated by his memorandum. The items needing consideration are as follows:

1. Whether to sell tracts A-1 and A-2 to government for price offered.

Since all concerned consider offer too low, Mr. Tribus should notify Mr. Morgen.

2. Native Village.

Since there are only one or two lots now occupied and it is our desire to reclaim this property as rapidly as possible, it would seem unnecessary for Mr. Tribus to engage Mr. Stabler to study this situation and draw up leases.

Items needing attention are as follows: (see statement attached)

1. Sale or long term lease (preferably the latter) of lots 4 and 5 in block 2 to Mr. McGehee.
2. Sale or long term lease (preferably the latter) of lots 4 and 5 in block 3 to Eric Oslund.
3. Removal of unoccupied houses from lots; 6 and 7 block 2; and 3 and 4 block 4.
4. Lease to be drawn up for Eli Gibson and rent collected.

5. Mr. Tribus to draw leases for Eli Gibson, Mr. McGehee and Eric Oslund, if it is decided to lease to them.

6. Mrs. Maurstad to consult Mr. Stabler regarding the removal of unoccupied houses on these lots.

Florence M. Goddard

FMG:LVO



P145  
14. 21

Board of National Missions  
of the Presbyterian Church in the  
United States of America

156 Fifth Avenue, New York 10, N. Y.

MEMORANDUM

TO: Miss Voss  
FROM: Miss Goddard

November 30, 1945

It seems to me that Mr. Tribus has made a complicated situation more complicated by his memorandum. The items needing consideration are as follows:

1. Whether to sell tracts A-1 and A-2 to government for price offered. *(In details see my memo of Nov. 14-)*  
Since all concerned consider offer too low,  
Mr. Tribus should notify Mr. Morgan.

2. Native Village. *(see attached statement)*

Since there are only one or two lots now occupied and it is our desire to reclaim this property as rapidly as possible, it would seem unnecessary for Mr. Tribus to engage Mr. Stabler to study this situation and draw up leases.

Items needing attention are as follows: ~~(see statement attached)~~

1. Sale or long term lease (preferably the latter) of lots 4 and 5 in block 2 to Mr. McGehee.
2. Sale or long term lease (preferably the latter) of lots 4 and 5 in block 3 to Eric Oslund.
3. Removal of unoccupied houses from lots; 6 and 7 block 2; and 3 and 4 block 4.
4. Lease to be drawn up for Eli Gibson and rent collected.

Mr. Tribus to draw leases for Eli Gibson, Mr. McGehee and Eric Oslund, if it is decided to lease to them.

Mrs. Maurstad to consult Mr. Stabler regarding the removal of unoccupied houses on these lots.

*F. M. G.*

Florence M. Goddard

FMG:LVO

December 5, 1945

AIR MAIL

My dear Mrs. Maurstad;

On November 5 we wrote asking that you let us know how much it would cost to finish the interior of the recreation room as you had reported that the money gave out before you had been able to put on the wall board. We have had no reply to this letter and are wondering if it was lost in the mail.

Since writing about this you have sent in a gift of \$100 toward the cost of a heater for the recreation room and we have now received another gift of \$10 toward this as you will see by the enclosed special notice. This gift, I believe, was made at the suggestion of Miss Taylor who had mentioned this need. Are we right in understanding that this heater is to cost about \$125? If so you are not far from the goal. On the five year plan you listed equipment for the recreation room at \$150 and we would like to know whether this included the heater or whether this was for other equipment. In order to bring us up to date on the needs for the recreation building please let us have the following information:

1. Cost of completing interior
2. Equipment needed, listing items with estimated costs

Very sincerely yours

Assistant in the Unit  
Educational and Medical Work

Mrs. Elvira T. Maurstad  
Haines House  
Haines, Alaska  
FMG:eh

145  
Mr. Tribus

Miss Voss

Haines, Alaska property desired by Government

145  
Haines  
December 7, 1945

If you have not already done so I would suggest that you notify Mr. Morgan who presented the request from the Government to purchase Tracts A-1 and A-2 that the Board considers the price offered too low and is not interested in selling at the present time.

Edna R. Voss, Secretary  
Unit of Educational and  
Medical Work

ERV:eh



2401  
165  
COPY

MEMORANDUM

TO: Mr. Tribus  
FROM: Miss Voss  
RE: Haines House property

DATE: December 10, 1945

This is to confirm the decisions reached in our conference Friday morning in regard to the Haines, Alaska property. In the first place it is understood in view of the uncertain situation at Haines and possible impending boom due to the new highway that we do not wish to sell any property nor lease for longer than a two year period.

As to the Native Village, please make the following arrangements, consulting with Mrs. Maurstad and Mr. Stabler as necessary:

Block II

Lots 4 and 5 - Issue lease for not more than two years to Mr. ? McGhee at \$5.00 per month.

(Lot 4 formerly occupied by Mrs. John Abbott. Rent (\$1.00 per year) paid to October 1, 1945 at which time she sold garage on this lot to Mr. McGhee and asked to have lease transferred to him.)

Lot 5 is unoccupied - former tenant evicted in 1940 - no building on lot.

Lot 6 - Take steps to have house on lot removed.

Tenant Mrs. Thomas Willis evicted 1939. House to have been removed. Mrs. Maurstad reports house still on property.

Lot 7 - Take steps to have unoccupied house on lot removed.

Formerly occupied by Mrs. John Abbott who moved October 1 to Juneau. Rent (\$1.00 per year) paid to October 1, 1945. \$2.00 additional to cover rent for '46 and '47 also paid but being held in Treasury. When house removed this rent should be returned to her.

Block III

Lots 4 and 5 - Issue lease for not more than two years to Mr. Eric Oslund at \$5.00 per month if he still wishes to rent these lots.

Block IV

Lot 2 - Issue lease to Eli Gibson at \$1.00 per year.

House on lot owned and occupied by Eli Gibson and family, the only remaining original native settler. No record of rent collected since 1939. Mrs. Maurstad suggests this family be allowed to remain for present.

Lot 3 - Take steps to have house removed.

Formerly occupied by Mrs. Eddie Warren now living at Klukwan. No record of rent collected since 1939.

Lot 4 - Take steps to have house removed.

Former occupant Mrs. J. W. Brown now living in Juneau (care of Rev. Walter Soboleff). No record of rent collected since 1939.

I am attaching a sketch of the property giving the whole picture as it is at present.

ERV:eh

Edna R. Voss



MEMORANDUM

TO: Mr. T. J. J. J.  
FROM: Miss Voss  
RE: Haines House Property

DATE: December 10, 1945

This is to confirm the decisions reached in our conference Friday morning in regard to the Haines, Alaska property. In the first place, it is understood in view of the uncertain situation at Haines, and possible impending boom due to the new highway that we do not wish to sell any property nor lease for longer than a two year period.

As to the Native Village, please make the following arrangements, consulting with Mrs. Maurstad and Mr. Stabler as necessary:

Block II

May 19, 1947 YES. Lots 4 and 5 - Issue lease for not more than two years to Mr. ? McGhee at \$5.00 per month. *Sease held up*  
*\* 4 Garage condemned to be removed*  
(Lot 4 formerly occupied by Mrs. John Abbott. Rent (1.00 per year) paid to October 1, 1945 at which time she sold garage on this lot to Mr. McGhee and asked to have lease transferred to him.)

Lot 5 in unoccupied - former tenant evicted in 1940 - no building on lot.

Lot 6 - Take steps to have house on lot removed.

*Sease held by Mr. Hatch notified to remove house not condemned*  
Tenant Mrs. Thomas Willis evicted 1939. House to have been removed. Mrs. Maurstad reports house still on property.

Lot 7 - Take steps to have unoccupied house on lot removed.

*Mrs. Bill Bye formerly Mrs. Abbott has been notified to remove house not condemned*  
Formerly occupied by Mrs. John Abbott who moved October 1 to Juneau. Rent (\$1.00 per year) paid to October 1, 1945. \$2.00 additional to cover rent for '46 and '47 also paid

Block III

Lots 4 and 5 - Issue lease for not more than two years to Mr. Eric Oslund at \$5.00 per month if he still wishes to rent these lots. *Sease held up*

Block IV

Lot 2 - Issue lease to Eli Gibson at \$1.00 per year.

*House remains in Phillips in J.B. San family needs house fair condition (not condemned)*  
House on lot owned and occupied by Eli Gibson and family, the only remaining original native settler. No record of rent collected since 1939. Mrs. Maurstad suggests this family be allowed to remain for present.

Lot 3 - Take steps to have house removed.

*Not paid thru 1949 Mrs. Warren plans removal of house this summer (condemned)*  
Formerly occupied by Mrs. Eddie Warren now living at Klukwan. No record of rent collected since 1939.

Lot 4 - Take steps to have house removed.

*Mrs. Brown notified to remove house condemned*  
Former occupant Mrs. J. W. Brown now living in Juneau (care of Rev. Walter Soboleff). No record of rent collected since 1939. I am attaching a sketch of the property giving the whole picture as it is at present.

Edna R. Voss

*Miss Miller will notify office as houses are removed*



MEMORANDUM

TO: Mr. Tribus  
FROM: Miss Voss  
RE: Haines House property

DATE: December 10, 1945

This is to confirm the decisions reached in our conference Friday morning in regard to the Haines, Alaska property. In the first place it is understood in view of the uncertain situation at Haines and possible impending boom due to the new highway that we do not wish to sell any property nor lease for longer than a two year period.

As to the Native Village, please make the following arrangements, consulting with Mrs. Maurstad and Mr. Stabler as necessary:

Block II

Lots 4 and 5 - Issue lease for not more than two years to Mr. ? McGhee at \$5.00 per month.

(Lot 4 formerly occupied by Mrs. John Abbott. Rent(\$1.00 per year) paid to October 1, 1945 at which time she sold garage on this lot to Mr. McGhee and asked to have lease transferred to him.)

Lot 5 is unoccupied - former tenant evicted in 1940 - no building on lot.

Lot 6 - Take steps to have house on lot removed.

Tenant Mrs. Thomas Willis evicted 1939. House to have been removed. Mrs. Maurstad reports house still on property.

Lot 7 - Take steps to have unoccupied house on lot removed.

Formerly occupied by Mrs. John Abbott who moved October 1 to Juneau. Rent(\$1.00 per year) paid to October 1, 1945. \$2.00 additional to cover rent for '46 and '47 also paid but being held in Treasury. When house removed this rent should be returned to her.

Block III

Lots 4 and 5 - Issue lease for not more than two years to Mr. Eric Oslund at \$5.00 per month if he still wishes to rent these lots.

Block IV

Lot 2 - Issue lease to Eli Gibson at \$1.00 per year.

House on lot owned and occupied by Eli Gibson and family, the only remaining original native settler. No record of rent collected since 1939. Mrs. Maurstad suggests this family be allowed to remain for present.

Lot 3 - Take steps to have house removed.

Formerly occupied by Mrs. Eddie Warren now living at Klukwan. No record of rent collected since 1939.

Lot 4 - Take steps to have house removed.

Former occupant Mrs. J. E. Brown now living in Juneau (care of Rev. Walter Soboleff). No record of rent collected since 1939.

I am attaching a sketch of the property giving the whole picture as it is at present.

Edna R. Voss



MEMORANDUM

TO: Mr. Tribus  
FROM: Miss Voss  
RE: Haines House Property

DATE: December 10, 1945

This is to confirm the decisions reached in our conference Friday morning in regard to the Haines, Alaska property. In the first place, it is understood in view of the uncertain situation at Haines, and possible impending boom due to the new highway that we do not wish to sell any property nor lease for longer than a two year period.

As to the Native Village, please make the following arrangements, consulting with Mrs. Maurstad and Mr. Stabler as necessary:

*May 19, 1947*  
Block II

*McGhee*  
Lots 4 and 5 - Issue lease for not more than two years to Mr. ? *See held up*  
at \$5.00 per month.

#4 - *Garage condemned. To be removed.* (Lot 4 formerly occupied by Mrs. John Abbott. Rent (1.00 per year) paid to October 1, 1945 at which time she sold garage on this lot to Mr. McGhee and asked to have lease transferred to him.)

Lot 5 in unoccupied - former tenant evicted in 1940 - no building on lot.

*Lease held by Mr. Hatch*  
Lot 6 - Take steps to have house on lot removed.

*Notified to remove house (not condemned)*  
Tenant Mrs. Thomas Willis evicted 1939. House to have been removed. Mrs. Maurstad reports house still on property.

*Bill High (formerly J. Abbott) made contract with this company for removal of house. (not condemned)*  
Lot 7 - Take steps to have unoccupied house on lot removed.

*late July 44: Miller reports that house is being removed*  
Formerly occupied by Mrs. John Abbott who moved October 1 to Juneau. Rent (\$1.00 per year) paid to October 1, 1945. \$2.00 additional to cover rent for '46 and '47 also paid.

Block III

*Bill High (formerly J. Abbott) made contract with this company for removal of house. (not condemned)*  
Lots 4 and 5 - Issue lease for not more than two years to Mr. Eric Oslund at \$5.00 per month if he still wishes to rent these lots. *See held up*

Block IV

*Phillips*  
Lot 2 - Issue lease to Eli Gibson at \$1.00 per year.

*Let house remain for present. Mr. Phillips in T.B. Co. & family needs house. Fair condition (not condemned)*  
House on lot owned and occupied by Eli Gibson and family, the only remaining original native settler. No record of rent collected since 1939. Mrs. Maurstad suggests this family be allowed to remain for present.

Lot 3 - Take steps to have house removed.

*Let pick through 747 Mrs. Warren's removal house this summer. (Condemned)*  
Formerly occupied by Mrs. Eddie Warren now living at Klukwan. No record of rent collected since 1939.

Lot 4 - Take steps to have house removed.

*Mr. Brown notified to remove house. (Condemned)*  
Former occupant Mrs. J. W. Brown now living in Juneau (care of Rev. Walter Soboleff). No record of rent collected since 1939. I am attaching a sketch of the property giving the whole picture as it is at present.

*Release signed in Mch. 1948*

Edna R. Voss

*Miss Miller will notify the office as houses are removed.*  
*R.E.G.*

M E M O R A N D U M

TO: Mr. Tribus  
FROM: Miss Voss  
RE: Haines House Property

DATE: December 10, 1945

This is to confirm the decisions reached in our conference Friday morning in regard to the Haines, Alaska property. In the first place, it is understood in view of the uncertain situation at Haines, and possible impending boom due to the new highway that we do not wish to sell any property nor lease for longer than a two year period.

As to the Native Village, please make the following arrangements, consulting with Mrs. Maurstad and Mr. Stabler as necessary:

May 19, 1947

Block II

Lots 4 and 5 - Issue lease for not more than two years to Mr. <sup>McGhee</sup> ~~McGhee~~ at <sup>Seely held up.</sup> \$5.00 per month.

#4 - Garage condemned. (Lot 4 formerly occupied by Mrs. John Abbott. Rent (1.00 per year) paid to October 1, 1945 at which time she sold garage on this lot to Mr. McGhee and asked to have lease transferred to him.)  
To be removed.

Lot 5 in unoccupied - former tenant evicted in 1940 - no building on lot.

Lot 6 - Take steps to have house on lot removed.

Lease held by Mrs. Hatch. Tenant Mrs. Thomas Willis evicted 1939. House to have been removed. Notified to remove house. Mrs. Maurstad reports house still on property. (not condemned) Later, July 24, Miller reports Hatch has lease running to Nov. '48

Lot 7 - Take steps to have unoccupied house on lot removed.

Bill High (formerly Mrs. John Abbott) plans removal. Formerly occupied by Mrs. John Abbott who moved October 1 to Juneau. Rent (\$1.00 per year) paid to October 1, 1945. \$2.00 additional to cover rent for '46 and '47 also paid since this summer has been written re removal house.

Block III

Lots 4 and 5 - Issue lease for not more than two years to Mr. Eric Oslund at \$5.00 per month if he still wishes to rent these lots. <sup>Seely held up.</sup>

Block IV

Phillips

Lot 2 - Issue lease to Eli Gibson at \$1.00 per year.

Let house remain for present. Mr. Phillips in T.B. San. & family needs house. Fair condition (not condemned) House on lot owned and occupied by Eli Gibson and family, the only remaining original native settler. No record of rent collected since 1939. Mrs. Maurstad suggests this family be allowed to remain for present.

Lot 3 - Take steps to have house removed.

Rent paid through 1949. Mrs. Warren plans removal house this summer. (Condemned) Formerly occupied by Mrs. Eddie Warren now living at Klukwan. No record of rent collected since 1939.

Lot 4 - Take steps to have house removed.

Mrs. Brown notified I am attaching a sketch of the property giving the whole picture as it is to remove house. at present. (Condemned) Release signed in Mch. 1948

Edna R. Voss

Min Miller will notify the office as houses are removed.  
R.E.G.



*5. necessary*  
*105* *2001*

# Haines House

Haines, Alaska

Owned and operated by

Board of National Missions  
of the

Presbyterian Church in the United States of America



Elvira T. Maurstad, Executive

December 11, 1945

Florence M. Goddard  
Ass't. in the Unit  
Educational and Medical Work  
156 Fifth Avenue  
New York 10, N.Y.

Dear Miss Goddard:

I cannot put off answering your letter of November 5 any longer. I am glad to know that you are thinking of helping us finish the recreational building with special funds which might come in. I will not be able to give you the information as to the cost of finishing it until after the first of the year, due to not being able to get prices on certain materials that will be released at that time.

Most sincerely yours,

*Elvira T. Maurstad*  
Elvira T. Maurstad



11-11-45  
law  
65  
COPY

December 12, 1945

Re: Haines Alaska Property

Miss Elvira T. Maurstad,  
Director, Haines House,  
Haines, Alaska

Dear Miss Maurstad:

I inclose herewith for your reference a copy of a memorandum received by me from Miss Edna Voss which is self-explanatory. I believe it advisable to have Mr. Howard D. Stabler act as our attorney in all these proceedings. May I suggest that he prepare the necessary leases after consultation with you and send same here for execution. I would also suggest that you both retain copies of each lease in your files and that local arrangements be made with Mr. Stabler to follow up each leasehold one month prior to the expiration of same. I believe in view of the many legal questions which are apparent, that local servicing arrangements are advisable and that a quarterly report together with rents collected, if any, should be submitted to this office.

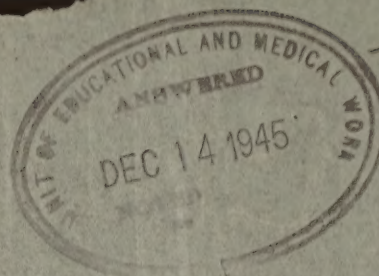
Before agreeing to a definite contract with Mr. Stabler, please ascertain his approximate charges for this service and also the approximate court charges which will be involved. After you have consulted with Mr. Stabler, will you please ask him to write directly to me summarizing the situation from the legal standpoint, based upon the inclosed memorandum from Miss Voss.

Sincerely yours,

Lucien H. Tribus  
Asst. General Counsel

lht/ar  
inc.





December 12, 1945

Re: Haines Alaska Property desired  
by the Government

REGISTERED MAIL

Mr. Joseph M. Morgan,  
Captain, Corps of Engineers  
Northwest Service Command  
APO 702, c/o Postmaster  
Minneapolis, Minnesota

Dear Mr. Morgan:

I have delayed a longtime in replying to your letter of June 16, 1945 in order that I might carefully investigate the value of the property described therein.

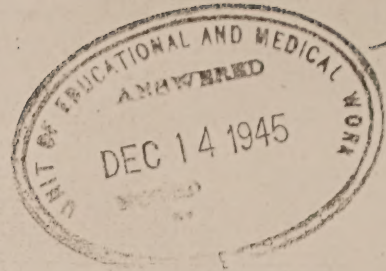
After a careful investigation and based upon information obtained from the Bureau of Land Management, I have been directed to write and inform you that the offer of the Government contained in the option agreements inclosed with your letter of June 16, 1945 is hereby refused, and I am therefore returning to you the said option agreements unexecuted; namely those covering Tract a-1 and a-2 under the heading "Base Installation, Haines Cut-Off Road, Alaska". I have retained a copy of each agreement together with the project map which you sent us in our files.

Sincerely yours,

Lucien H. Tribus  
Asst. General Counsel

lht/ar  
Inc.  
C.C. Miss Edna Voss  
C.C. Miss Elvira T. Maurstad  
C.C. Mr. Howard D. Stabler





December 12, 1945

Re: Haines Alaska Property desired  
by the Government

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Mr. Joseph M. Morgan,  
Captain, Corps of Engineers  
Northwest Service Command  
APO 702, c/o Postmaster  
Minneapolis, Minnesota

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Sincerely yours,

Lucien H. Tribus  
Asst. General Counsel

lht/ar  
Enc.  
C.C. Miss Edna Voss  
C.C. Miss Elvira T. Maurstad  
C.C. Mr. Howard D. Stabler



